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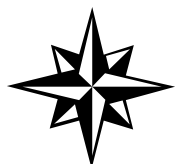
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Front Cover: Schematic Design of US 281/
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Source: Texas Department of Transportation



North Central Neighborhoods Community Plan

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Todd Walker
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Pete Geltman, Santa Fe Apartments
Ed Gonzalez
Malcolm Hartman, Double Dave's Pizzaworks
Malcolm Hartman, Sr.
Anita Olmeda, Zilkia's Bridal
Betty and Oliver Pfeil
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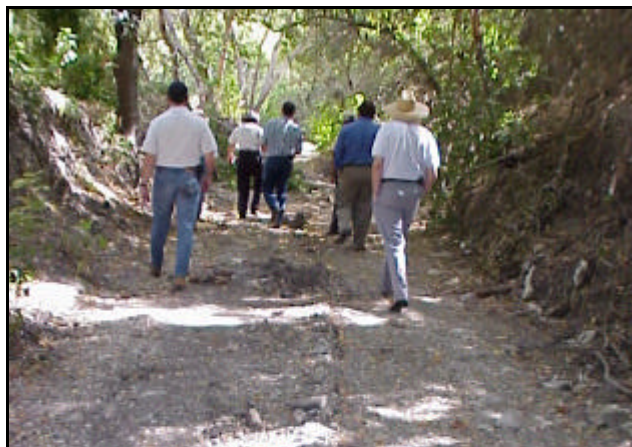
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Olmos Creek at the base
of Olmos Dam

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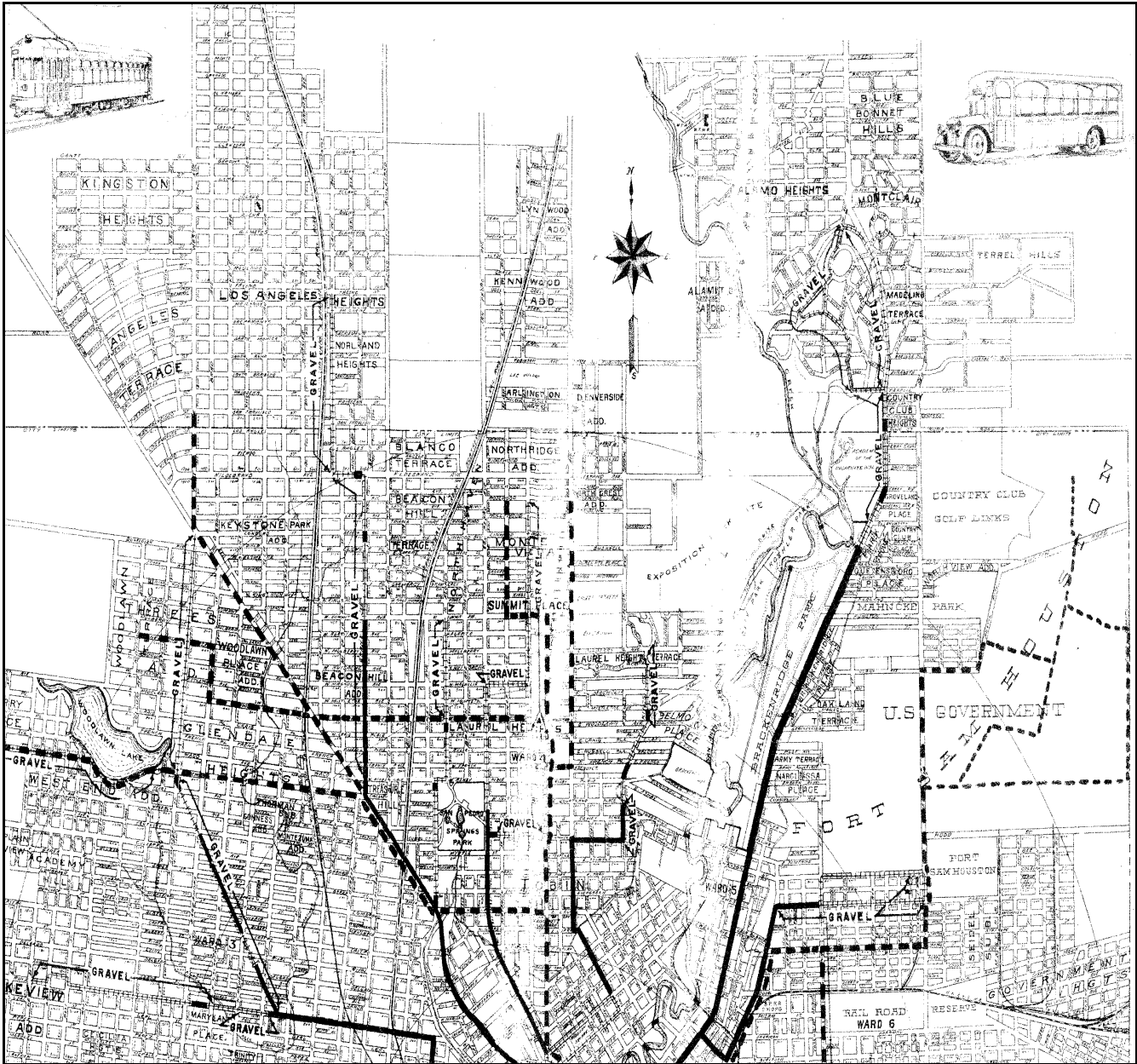
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1924 Map of San Antonio, Planning Department—shows Blanco Terrace, Kenwood Addition, Lynnwood Addition, Denverside Addition, Northridge, and Arlington, all early subdivisions in the North Central Community.

The North Central Neighborhoods, comprised of the Edison, Kenwood, North Shearer Hills, Northmoor, Olmos Park Terrace, and Shearer Hills/Ridgeview neighborhoods, in partnership with the City of San Antonio Planning Department developed the North Central Neighborhoods Community Plan—an action plan for the future.

Executive Summary

NEIGHBORHOOD BASED PLANNING

Developed by neighbors, businesses, community organizations, schools and other interested groups, the North Central Neighborhoods Community Plan utilizes a strategic planning methodology that focuses on specific issues and actions plans. The plan is based on the Community Building and Neighborhood Planning Program, approved by City Council in October 1998, and amended in February 2001.

The North Central Neighborhood Associations was selected for master planning services through a competitive application process. The North Central Neighborhood Associations include Edison, Kenwood, North Shearer Hills, Northmoor, Olmos Park Terrace, and Shearer Hills/Ridgeview neighborhoods. The planning effort began in February 2001. Public meetings were held in April, May, June, September, and November 2001, to identify community issues and review the plan's progress. Citizen work groups met in June, July, and August 2001, to formulate the action strategies. Consulting experts and liaisons from City of San Antonio departments and area agencies provided direction for the work groups throughout the plan writing process. On October 25, 2001, a business and commercial property owners outreach meeting provided an additional opportunity for comment on the draft plan.

Community outreach included direct mailings, hand distribution of flyers and posters, press releases, neighborhood association newsletters, and a neighborhood opinion survey. Meeting notices were mailed to record lot owners and targeted stakeholders. Neighborhood surveys were hand distributed to a cross section of community stakeholders and residents. Flyers and posters were distributed by planning team members to businesses, apartment complexes, and schools. Record lot commercial property owners and business owners identified by the Texas Workforce Commission received notice of the business outreach meeting. News coverage was provided by the San Antonio Express News and local television stations. Meeting notices and handouts were provided in both English and Spanish languages.



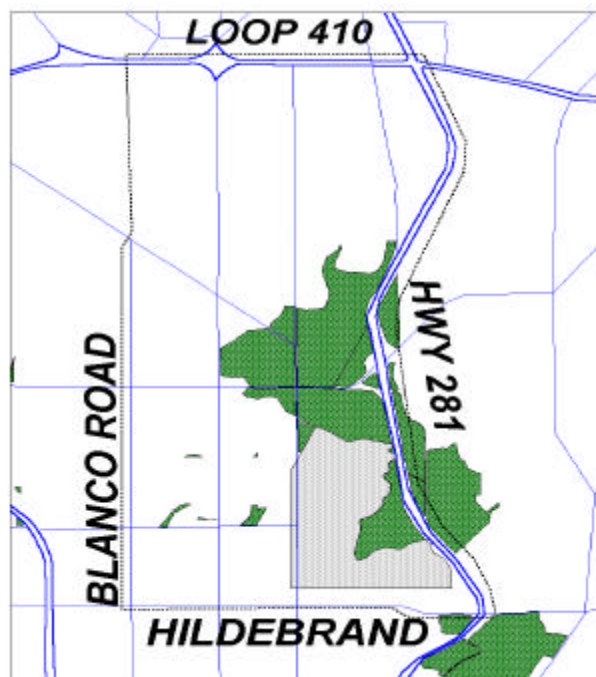
North Central Neighborhoods Community Plan Executive Summary

PLANNING AREA CHARACTERISTICS

The 4,355 acre planning area is bound by Loop 410 on the north, U. S. Highway 281 on the east, Hildebrand on the south, and Blanco Road on the west. Previously farm and pasture land, the North Central area primarily developed between 1910 and 1960, with development climaxing during the post World War II period. Today, almost 18,000 residents enjoy the close proximity to the freeways and downtown San Antonio, two major malls, a plethora of restaurant and retail establishments, and the San Antonio airport northeast of the community. These first-tier suburbs inside Loop 410 still exemplify the “American Dream” homeownership ideal. Many of the older neighborhoods are well-maintained while others are poised for rehabilitation efforts. Today, young urban professionals join long-time residents in rehabilitating bungalows, prairie style homes, and “rambling” ranch homes. Frequently, rehabilitation and construction project planning takes into consideration the elasticity of the blackland prairie soil characteristic to this area. Some infill development opportunities on vacant properties exist mainly in the southern part of the community, in a former urban renewal area. The sense of community is reinforced by organized neighborhood associations which promote balanced and compatible growth through their volunteer efforts: Edison, Olmos Park Terrace, North Shearer Hills, Northmoor, Shearer Hills/Ridgeview. The Kenwood Community Council was established in 1964, and successfully initiated an urban renewal project for the neighborhood in the 1970s.

The North Central Community has a stable business and commercial sector, and very few vacancies can be found along the thoroughfares and in the commercial nodes of the community; however, there are some establishments that are symptomatic of suburban decline, the most evident is the closing of Central Park Mall in 2000. Through its renovations in the 1980's and new anchor stores marketing to upscale clientele, North Star Mall continues to remain competitive. Many commercial strip centers have been renovated with brightly colored canopies and awnings, stylish multi-tenant signage, and entrance landscaping to attract more customers. Other vacant “big boxes” present an opportunity for mixed use developments and commercial retrofit.

Olmos Creek, an intermittent creek that rises in north central Bexar County and flows south 15 miles into the San Antonio River, traverses the community and provides a natural focal point that potentially could link neighborhoods, business districts, schools, and parks, if developed as a greenway. The expansive Olmos Basin Park and the San Pedro Golf Course provide recreational opportunities and scenic open space for San Antonio's citizens. Mature trees



found throughout the residential areas reduce energy costs, air pollution, and contribute to the community's ambience. Birding enthusiasts have identified Painted Buntings, Western Kingbirds, Scissor-tailed Flycatchers, and Barred Owls, near Olmos Creek.

The planning area's demographic characteristics, a community resource inventory, and a summary of capital improvement projects are found in the Appendices.

MASTER PLAN COMPONENT

After a review by city departments and a final community meeting, the North Central Neighborhoods Community Plan is reviewed by the Planning Commission to ensure that the plan is inclusive, consistent with city policies, and an accurate reflection of the neighborhood's values. Upon the recommendation by the Planning Commission, the plan is considered by the City of San Antonio City Council for adoption as a component of the City's Comprehensive Master Plan. City departments, boards and commissions use the approved plan as a guide for decision-making.

The North Central Neighborhoods Community Plan is consistent with the 1978 *Major Thoroughfare Plan*, the 1997 *Master Plan*, the 1998 *CRAG Final Report*, the 1999 *Parks and Recreation System Plan*, the 2000 *CRAG Report*, the 2000 *Midtown Neighborhoods Plan*, which borders the planning area on the south. The plan supports the following Master Plan goal:

Neighborhoods, Goal 2: Strengthen the use of the Neighborhood Planning Process and Neighborhood Plans.

PLAN CONTENTS

The plan articulates the neighborhood based strategic planning process utilized to develop the North Central Neighborhoods Community Plan. Neighborhood strengths, weaknesses, opportunities and threats (SWOTs) were identified by neighborhood members in three public meetings. These are summarized in the SWOTs map that follows this section. A neighborhood survey (found in Appendix D) also provided insights into current issues. The plan document includes several planning elements, or chapters: 1) Community History, 2) Neighborhood and Economic Development, 3) Land Use Plan, 4) Transportation and Infrastructure, and 5) Community Facilities and Quality of Life, 6) Plan Implementation, and 7) Plan Evaluation. The first chapter summarizes the community's historical development throughout the 20th century. This is followed by the action plan that was formulated by neighborhood participants with the assistance of consulting experts and city department liaisons. The action plan outlines the goals, objectives, action steps, timelines, proposed partnerships, and proposed funding sources. The final chapter reports on indicators developed by the community to measure the success of the plan, and the appendices provide additional resources to support the plan.

PLAN SUMMARY—GOALS AND OBJECTIVES

NEIGHBORHOOD AND ECONOMIC DEVELOPMENT

GOAL 1: Support and promote business and employment development along the commercial corridors that provide for a healthy business climate while supporting the needs of the North Central Neighborhoods Community by aesthetically and environmentally reinforcing their community cultural identity and providing an attractive destination for visitors and shoppers from around the city.

Objective 1.1: Market San Pedro Avenue and Blanco Road from Hildebrand to Loop 410 as the place to live, work, shop and play with their central location and convenient access to all San Antonio.

Objective 1.2: Initiate Neighborhood Commercial Revitalization of Blanco Road.

Objective 1.3: Create an inviting streetscape along San Pedro Avenue and Blanco Road that is pedestrian-friendly.

Objective 1.4: Revitalize and showcase the Recoleta sports and recreation corridor.

GOAL 2: Encourage the establishment of neighborhood-friendly businesses along the commercial corridors that promote pedestrian accessibility.

Objective 2.1: Initiate comprehensive rezoning on the southern end of San Pedro Avenue and Blanco Road between Hildebrand and Basse Rd. to discourage higher intensity uses.

Objective 2.2: Encourage mixed use development (in the area bounded by San Pedro Avenue, Rector, McCullough, and Sprucewood) that combines commercial, residential and office uses near a transportation node.

Objective 2.3: Encourage a Town Center development with a core of community offices and a peripheral development of pedestrian oriented businesses including professional offices and restaurants at the site of the former Handy Andy at the intersection of Dresden and Blanco Road.

PLAN SUMMARY—GOALS AND OBJECTIVES

NEIGHBORHOOD AND ECONOMIC DEVELOPMENT

GOAL 3: Maintain and preserve the quality of the existing residential and commercial properties through the encouragement of rehabilitation and code compliance.

Objective 3.1: Promote the maintenance of existing properties.

Objective 3.2: Encourage reporting to city departments non-permitted construction and other code violations involving existing residential and commercial properties.

Objective 3.3: Educate homeowners concerning the most common code violations.

GOAL 4: Ensure a transition between residential and commercial areas that is aesthetically pleasing while discouraging encroachment into residential areas.

Objective 4.1: Discourage encroachment of businesses into existing residential neighborhoods.

GOAL 5: Promote future development that is compatible with existing neighborhoods and that incorporates sound stormwater management practices.

Objective 5.1: Work with private developers and builders, non-profit housing corporations, city departments, and housing agencies to identify potential areas for residential in-fill housing, targeting existing vacant lots.

Objective 5.2: Initiate the process for forming a Neighborhood Conservation District in qualified areas where property owners so desire.

Objective 5.3 Assess stormwater management practices and consider mechanisms to improve conditions.

GOAL 6: Create a positive community image and instill community pride.

Objective 6.1: Encourage all property owners and residents to belong to neighborhood associations.

Objective 6.2: Transform the San Pedro Avenue Underpass into a Community Gateway.

Objective 6.3: Reduce visual pollution on the commercial corridors.

Objective 6.4: Seek to conserve and enhance distinctive entry monuments in the North Shearer Hills Neighborhood.

GOAL 7: Promote and support the environmental restoration of Olmos Creek to improve stormwater management, increase natural habitat, improve water quality, foster a positive community image, and provide a trail system linkage to the North Central Neighborhoods' schools, residential areas, commercial corridors, Olmos Basin Park, Brackenridge Park, and the San Antonio River.

Objective 7.1: Coordinate with the appropriate agencies/COSA departments to initiate planning and development of a greenway project.

GOAL 8: Reduce noise levels throughout the North Central Neighborhoods Community.

Objective 8.1: Promote the reduction of noise pollution from airplanes, trains and other commercial and industrial uses.

PLAN SUMMARY—GOALS AND OBJECTIVES

TRANSPORTATION AND INFRASTRUCTURE

GOAL 9: Maintain and enhance the infrastructure to meet current and future demands.

Objective 9.1: Address deficient street and drainage infrastructure.

Objective 9.2: Improve maintenance of infrastructure.

Objective 9.3: Minimize quality of life disruptions to residential areas caused by utility work.

Objective 9.4: Improve communication on public improvements with the neighborhood.

GOAL 10: Provide a transportation system that is compatible with North Central Neighborhoods by managing traffic and improving conditions along streets.

Objective 10.1: Improve conditions along streets.

Objective 10.2: Improve the management of traffic.

Objective 10.3: Eliminate hazards.

Objective 10.4: Improve signage.

Objective 10.5: Create bicycle and pedestrian facilities and linkages.

Objective 10.6: Improve the neighborhood's access to North Star Mall and nearby transit facilities.

Objective 10.7: Improve the neighborhood's access to the Quarry Market.

GOAL 11: Support compatible and ecological mass transit service.

Objective 11.1: Increase public involvement in VIA's decision making process.

Objective 11.2: Work with VIA to create a mass transit system that is responsive to neighborhood needs.



PLAN SUMMARY—GOALS AND OBJECTIVES

COMMUNITY FACILITIES AND QUALITY OF LIFE

GOAL 12: Enhance and maintain community facilities and recreational programs to meet the needs of the present and future residents of the North Central Neighborhoods.

Objective 12.1: Acquire and develop land for potential landscaped green space linking all six neighborhoods (Edison, Northmoor, Olmos Park Terrace, Shearer Hills/Ridgeview, Kenwood, and North Shearer Hills) together to create an emerald necklace.

Objective 12.2: Develop and maintain new and existing resources so that Olmos Basin Park, west of Hwy 281, serves as a major amenity, not only to local area residents, but also to the citizens of the greater San Antonio area.

GOAL 13: Establish a clean, safe, and aesthetically pleasing living environment for the residents of the North Central Neighborhoods.

Objective 13.1: Educate, promote, and enforce code compliance regulations to improve the overall safety and appearance of community structures and properties.

Objective 13.2: Create a safe community environment with the cooperation of police and neighborhood involvement.

Objective 13.3: Create and enhance the neighborhood character throughout the North Central Neighborhoods Community.

GOAL 14: Promote and improve community and learning facilities for residents and future generations as a means of creating a stronger community.

Objective 14.1: Acquire property or possibly construct community centers to support multiple community-oriented programs and activities for the residents of the North Central Neighborhoods.

Objective 14.2: Improve and strengthen the community relationships in the North Central Neighborhoods Community to ensure a prosperous future of teamwork for present and future generations.

Objective 14.3: Improve the health and wellness of area residents, especially for elderly persons, as a means of creating a healthier community.

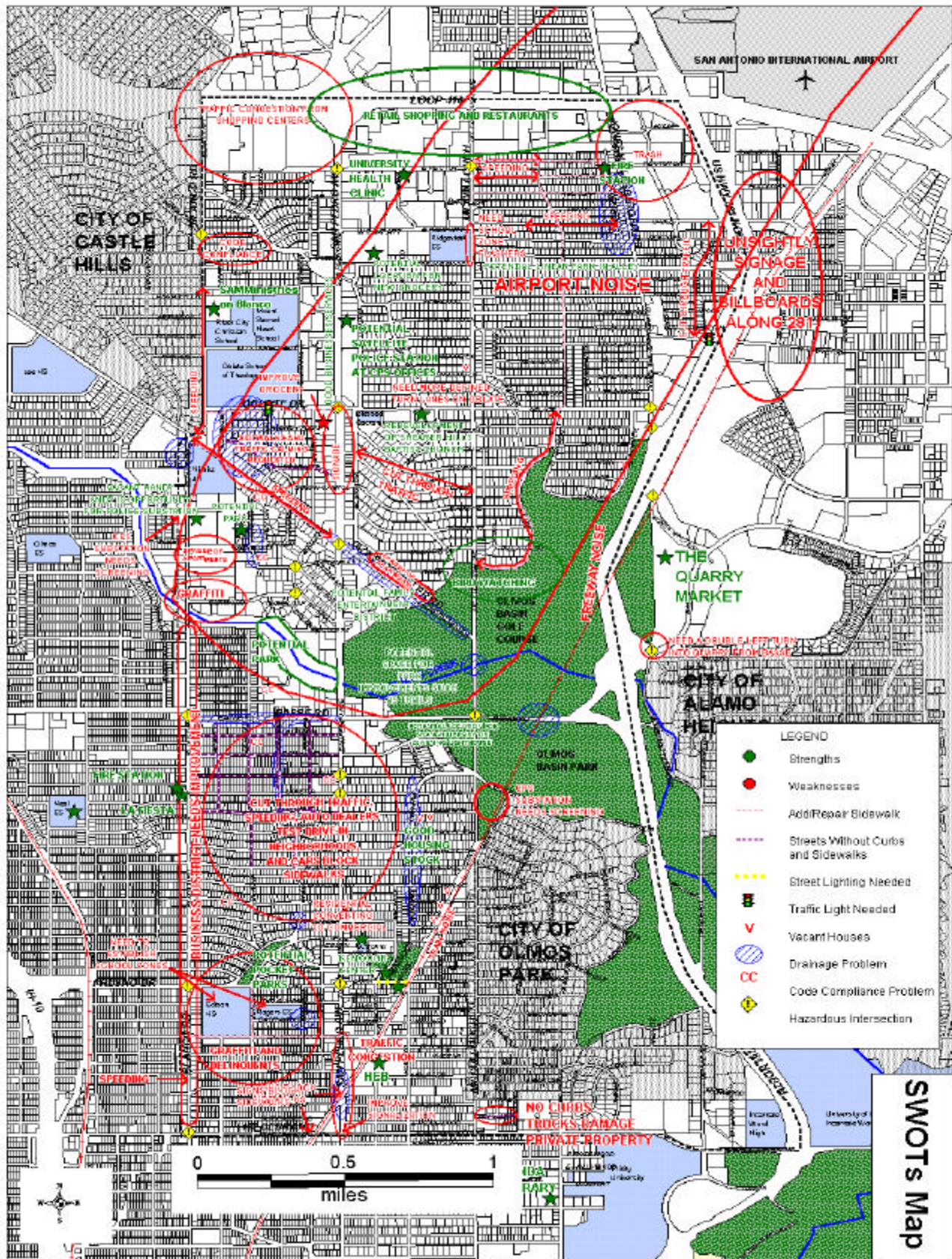
Objective 14.4: Promote and strengthen the relationships between community groups and area schools and libraries throughout the North Central Neighborhoods

IMPLEMENTATION

GOAL 15: Work to implement the goals and objectives of the plan.

Objective 15.1: Organize, educate and encourage the North Central Neighborhoods to support and act on the action strategies of the plan.





Community History

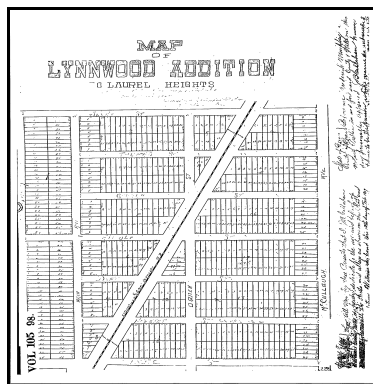


Introduction

The North Central Neighborhoods Community is a crossroads in time portraying two distinct urban settlement patterns. South of Basse Road, the community is characterized by an early 20th century street grid pattern with small residential lots. This traditional neighborhood pattern was designed for pedestrian comfort and social intimacy. North of Basse Road, the area takes on a post World War II suburban character that catered to the new fast-paced automobile-oriented American society. These residential areas are characterized by larger lot subdivisions using serpentine or curvilinear streets, and the suburban neighborhoods are bordered by neighborhood businesses and commercial centers along major thoroughfares. Post War public works projects such as the San Antonio Airport, the completion of Loop 410 and later US Highway 281 led to regional commercial development along the freeways.

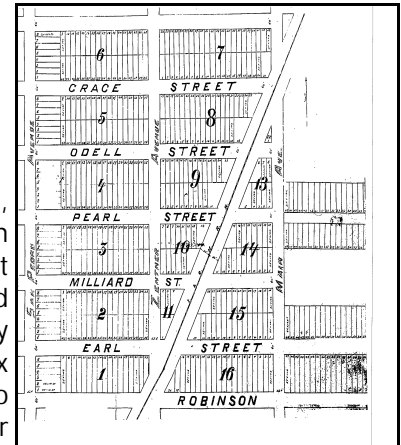


Kenwood Addition to Laurel Heights, owned by Joe Zeniner and recorded on August 5, 1903, was a small lot subdivision in which 42 lots were laid out per block. Kenwood was bound by today's Olmos Drive on the south, Rex on the north, between San Pedro Avenue and McCullough. Another small lot subdivision, the Lynnwood

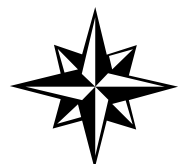


Early 20th Century Suburban Development

The desire to expand Laurel Heights lead to the first subdivisions north of Hildebrand in the early 1900's - Kenwood (1903) and Lynnwood (1907). The



was platted by J.B. Callahan and recorded on February 12, 1907. Lynnwood was bound by today's Mariposa and Zilla between McCullough and Howard. Callahan also platted nearby Arlington Heights on May 15, 1907. An addition was made to Arlington Heights by owner George Potchernick in 1926. Blanco Terrace was platted by owner B. H. Irish and recorded on August 18, 1923. Today Blanco Terrace is referred to as the Edison Neighborhood.



North Central Neighborhoods Community Plan

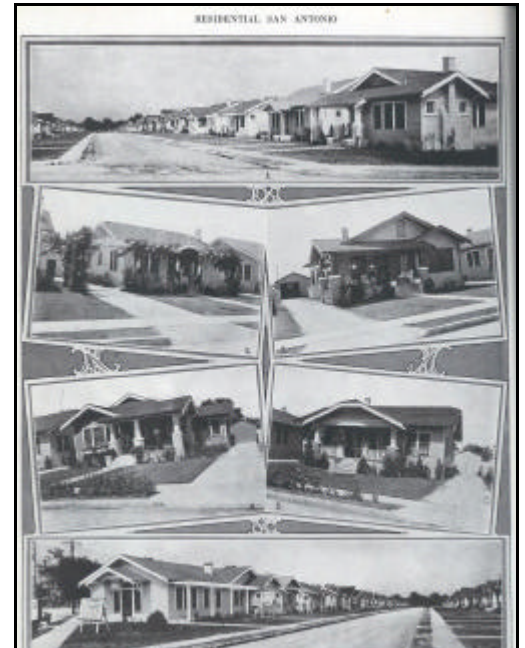
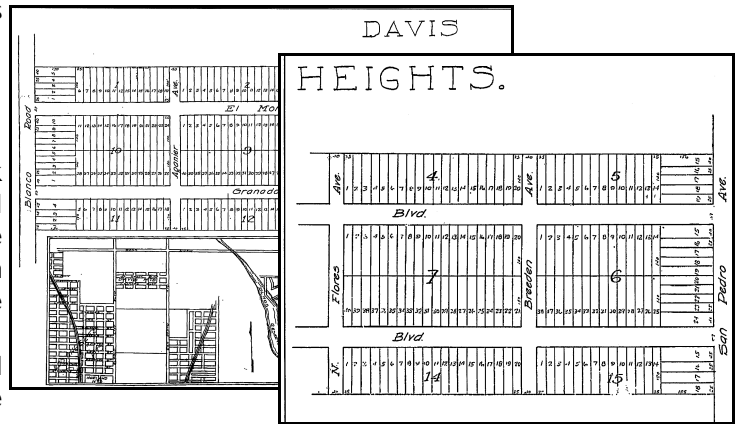
Community History

1920's Progressivism

The 1920's brought a new era of residential development to the North Central Community. The 1,941 feet long Olmos Dam was constructed in 1926 at a cost of \$1.5 million to impound and gradually release run-off. Critical to the city's flood control, the dam's construction was prompted by a devastating flood on September 9, 1921 which "wrecked" the downtown streets and extinguished the lives of 51 persons. With Olmos Dam in place and an aggressive road building program underway, residential expansion began to proceed northward. In response to this building boom, the City of San Antonio adopted its first subdivision ordinance in 1927.

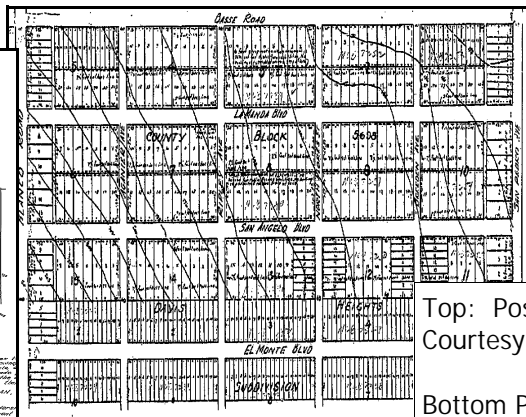
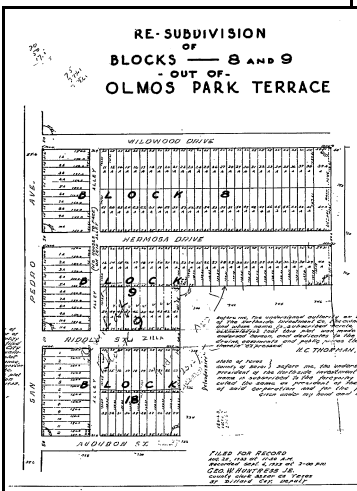
On April 7, 1925, a plat was recorded by V.B. Mays, President of Mays Realty Company, for Davis Heights, out of the Ross W. Davis property. This fifteen block residential subdivision was laid out in a grid with 40 small residential lots to a block. Today this encompasses the area one half block north of El Monte to 1/2 block south of Granado (now Lovera) between San Pedro Avenue and Blanco. The Northmoor Subdivision, platted by R. Lange, was recorded on March 16, 1928. This residential subdivision north of Davis Heights stretched from one half block south of San Angelo Blvd. northward to Basse Road between Blanco and San Pedro Avenue.

H.C. Thorman, president of Northside Investment Company, developed Olmos Park Terraces (1927). That same year Olmos Park Estates was platted. H.C. Thorman, a native of Ohio who began building homes in San Antonio in 1907, developed many popular residential subdivisions including the San Antonio Country Club Addition and the Olmos Park Estates. Known as "one of its (San Antonio's) most progressive and enterprising businessmen," Thorman perfected the bungalow design.



Top: Postcard of Olmos Dam
Courtesy: San Antonio River Authority

Bottom Photograph: "Typical Bungalow Homes Built by H.C. Thorman," *Greater San Antonio—The City of Destiny and of Your Destination*.
Courtesy: San Antonio Public Library



The Oblate School of Theology

According to Robert E. Wright, O.M. I., the Oblate School of Theology in San Antonio was founded in 1903 as the San Antonio Philosophical and Theological Seminary by the Oblates of Mary Immaculate, a Catholic missionary congregation of men. The purpose of the seminary was to prepare the Oblate missionary candidates for service as bilingual ministers. In 1927, the present facility was established, at that time a few miles north of San Antonio, (now the northeast corner of Blanco Road and Oblate) and named De Mazenod Scholasticate, in honor of Bishop Charles Eugene de Mazenod, founder of the Oblates in 1816. In 1950, the school was chartered by the state of Texas to grant academic degrees, and in 1967, the school was renamed Oblate College of the Southwest. The school later added graduate theological studies, and in 1981, the name changed to the Oblate School of Theology. The Oblates served as hospital chaplains, parish priests missionaries, professors, seminary teachers and administrators.

During the course of the seminary's development, new buildings were constructed and many buildings have been enlarged. A peaceful sanctuary for the community is the Oblate Lourdes Grotto and Tepeyac de San Antonio. Built by the Missionary Oblates of Mary Immaculate in 1941, the Grotto honors Our Lady of Lourdes (Lourdes, France) and Our Lady of Guadalupe (Mexico City), two revelations of Mary. The Grotto's abundantly landscaped grounds has a path that leads visitors through the outdoor Stations of the Cross. Today many faithful visit the Grotto to pray, meditate, light candles, and leave *milagros* (charms) as tokens of prayer.

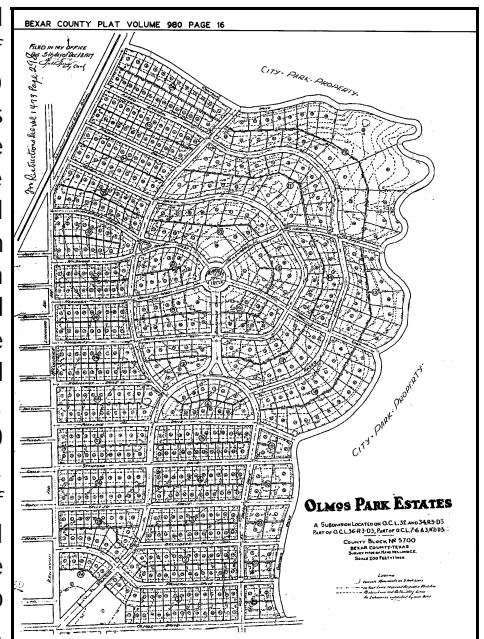
Great Depression Era

Depression era federal public works programs, such as the Works Progress Administration and Civilian Conservation Corps, influenced local governments to develop master plans. In 1933, the first Master Plan for San Antonio was completed, and in 1938 the city passed its first zoning ordinance. In 1940 the City annexed adjacent development creating the first change to the original corporate limits, expanding north of Hildebrand. Development in existing subdivisions continued to proceed in the North Central Community, although few new subdivisions were platted. The northern sector of the community was home to families of the Roman Catholic faith in close proximity to the Oblate Seminary. Early settlers included J. A. Kuntz, who owned a dairy farm at what is now the corner of Jackson Keller and Blanco. Other early residents included Henry Camp, the Amos Horn family, Valentine and Alvina Anderlitch and Louis Fritch.



Two new nearby subdivisions that would later incorporate were Castle Hills and Olmos Park. Castle Hills was platted by L. E. Felton, owner and developer, and recorded on July 16, 1935. This was a large lot

residential subdivision of one and a half to two acre lots During the late 1940s, Castle Hills would become an upscale suburban city situated northwest of the North Central Community. Between 1950 and 1970, population of Castle Hills would more that double from 2,622 to 5,311. In 1940, Olmos Park incorporated and became a San Antonio suburb.

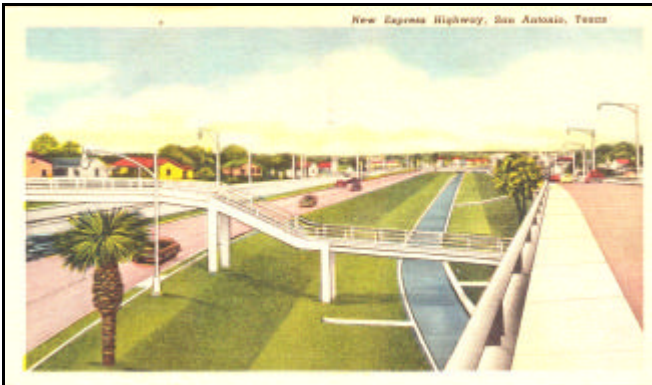


North Central Neighborhoods Community Plan

Community History

Post World War II Development

Initiated in 1944, the National Interstate Highway System was planned to link most of the state capitals and 90% of the cities with populations of 40,000 or more. In 1949, Interstate Highway 10, locally known as the San Antonio Urban Expressway, was opened. Later, a multi-billion dollar Federal-Aid Highway program funded the development and expansion of the interstate system in 1956, which launched the construction of a 41,000-mile national system over a 13 year period.



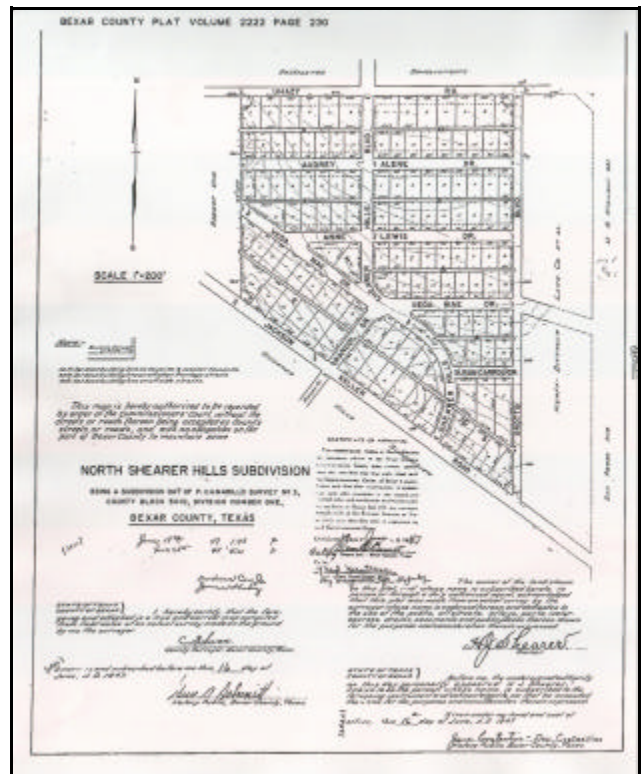
From 1940 to 1950, the City of San Antonio doubled in size from the original 36 square miles to 67.8 square miles. By 1950, San Antonio was the headquarters of the largest military establishment in the United States. Approximately 50,000 military personnel were present in San Antonio at the military bases. A commercial and financial center, San Antonio developed a flourishing post war economy based on agricultural trade, petroleum, medical services, wholesale and mining. The moderate sunny climate attracted many tourists and new residents, and San Antonio became known as "The Sunshine City."

The 1954 San Antonio City Directory provides a snapshot of the North Central Community in this era. Olmos Park, which consisted of 1,010 acres, had "beautiful trees, picnic grounds, a skeet range and shady walks." Oblate Drive was the northern city limits. San Pedro Avenue, Blanco Road, and McCullough were lined with filling stations, restaurants, a few "drive-in" restaurants, food stores, ice houses, and other neighborhood businesses. Some lumber companies and building materials stores were located in the 4300 block of McCullough and the 3400 block of San Pedro Avenue. El Montan Motel was a tourist court on Highway 281 on the outskirts of the city (now

6806 San Pedro Avenue). Only a few residences were on Jackson Keller between McCullough and Ave Maria. Jones-Maltsberger Road stretched beyond the city limits to the Crown Hill Acres residential addition.

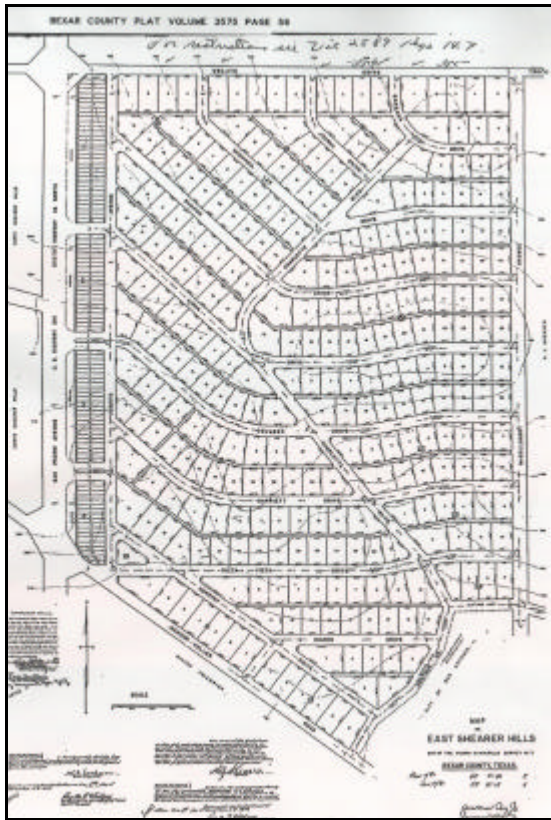
In response to the housing needs of returning servicemen, with many marrying and starting new families, the Federal Home Administration financed 4.5 million suburban homes in the 1950s. The GI Bill of Rights allowed veterans to buy houses with no down payments. By 1956 House Beautiful reported that 60 percent of American families owned their own homes.

San Antonio responded to this new national housing market with vigor. One of the drivers in this early post war development was H.J. Shearer, who was active in the automobile industry and engaged in the real estate. A native of Pennsylvania, Shearer began his career in real estate in 1917 in San Antonio, purchasing older homes and remodeling them into "modern" apartments. In 1922 he developed the Magnolia Drive Addition and Woodlawn Terrace. North Shearer Hills was platted by H. J. Shearer and recorded on June 16, 1947. Shearer then platted East Shearer Hills on November 9, 1948 bounded by Jackson-Keller, San Pedro Avenue, Oblate Drive and McCullough Avenue.



Postcard of "New Express Highway, San Antonio, Texas", circa 1950
Courtesy: Bruce Martin Collection

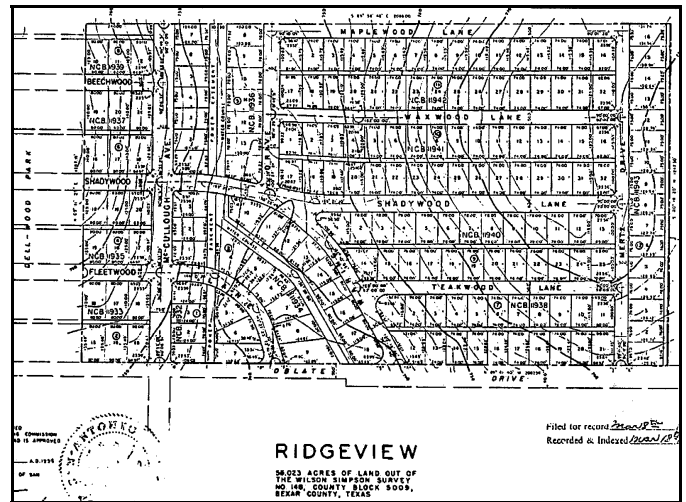
North Central Neighborhoods Community Plan Community History



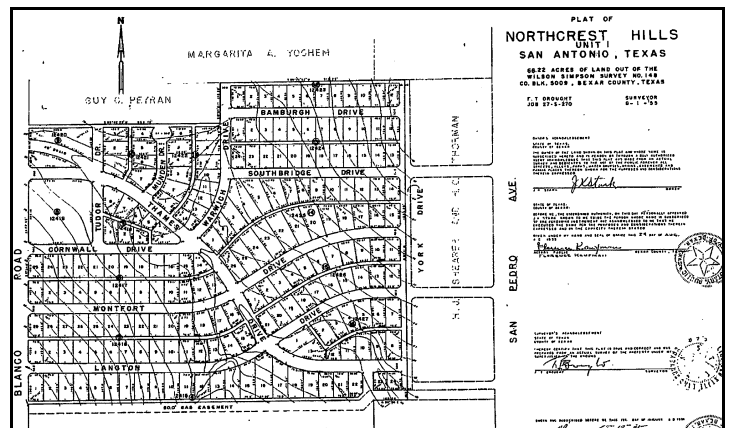
The *North Shearer Hills Neighborhood Association Neighborhood Plan* recalled:

"As the city continued to grow, the need for additional residential sites led developer H. J. Shearer, to seek deeds to the area now know as Shearer Hills. It is reported that many of the streets were named after girl friends of his daughter (e.g. Anne Lewis, Susan Carrol, Veda Mae, etc.). As recently as 1949, the area was in nearly open country. Fields were evident east and north of the Oblate Fathers Seminary and east of San Pedro..... Utilities were limited; the water supply was a large pressure tank located in the vicinity of Jackson Keller and Ave Maria, just at the foot of the hill.... Septic tanks were used until the area was annexed by the City of San Antonio."

Ridgeview began as a subdivision of 58 acres on hilly terrain for residential purposes between Oblate and Maplewood primarily east of McCullough Avenue. By 1956, seven residential subdivision units had been platted north to Rector, between McCullough and Jones Maltzberger by Milton B. Clapp, President of Ridgeview Development Company.



1956 also was the year Northcrest Hills was platted by owner J. R. Stark. Characterized by curvilinear streets laid out over hilly terrain, the subdivision was located north of the Oblate seminary between San Pedro Avenue and Blanco Road.



North Central Neighborhoods Community Plan

Community History

Loop 410, constructed in 1963-1964, launched another major segment of San Antonio's modern surface transportation system, and greatly influenced the direction of growth and development. Following the national trend of increased vehicle ownership, the number of automobiles per person increased .88 to 1.32 from 1956 to 1969, and the number of auto trips per dwelling unit increased from 3.17 to 5.74 respectively. Freeway facilities became an efficient means for travel. As the growth San Antonio's north side continued, Loop 410 was widened to 6 lanes between Harry Wurzbach and IH 10, and San Pedro Avenue was widened to 6 lanes between Rector and Basse in the 1970's.



North Star Mall was opened in 1960 by Rouse's Community Research and Development, Inc., and the mall continues to be among the most successful profitable centers in the United States. A 54.4 acre commercial plat for the "North Star Shopping Center" by W.G. Rouse of Baltimore Maryland, was made in 1959 and recorded on April 3, 1968. This development was heralded as the fourth indoor shopping mall constructed in the United States.

In 1963, North Star Mall doubled in size when a 160,000 square foot addition was opened. Named the Galeria, the addition portrayed a "Spanish or Mexican theme" with a central plaza surrounded by small shops and Mexican motifs including iron street lamps, pottery signs, stoneware vases, ceramic sculptures, and a fountain. Works by local artists Mary Vance Green and Harding Black were installed. Other works were commissioned by Mexican craftsmen from Miguel de Allende and other Mexican towns. Tropical plantings adorned the Galeria. The mall's exterior was reminiscent of an arcade with Spanish arches. North Star Mall has seen subsequent remodeling and expansions throughout the 1980's attracting new anchor stores to remain competitive.

Above: North Star Mall Post Card showing the "clover leaf" at Loop 410 and San Pedro Avenue, circa 1970
Right: Postcard of North Stall Mall Interior, circa 1970
Courtesy: Bruce Martin Collection

"The members of a typical suburban American family probably spend more total hours in their regional shopping center than in any other physical environment except home and school. In its design, the center should relax and refresh families who use it, and promote friendly contact among the people of the community..... If such centers are well-designed, landscaped, well-maintained and managed, then the center will help dignify and uplift the families who use them."

James W. Rouse, Community Research and Development Inc., 1964

A visionary urban planner and developer, James W. Rouse pioneered indoor shopping centers in the 1950's, and later developed the planned community of Columbia, Maryland, in the 1960's, and introduced the festival marketplace concept to revitalize inner cities in the 1970s. His developments included Faneuil Hall in Boston, Harbor Place in Baltimore and the South Street Sea Port in Manhattan in the 1970's. In the 1980's he focused on inner city and affordable housing issues, serving as chairman of the National Housing Task Force. Rouse was Founder and Chairman of the Enterprise Foundation. He died in 1996 at the age of 81. Today the Rouse Company, headquartered in Columbia, Maryland, is one of the largest publicly held real estate development and management companies in the United States, owning and/or operating 45 regional retail centers and 14 community centers. The company also owns and operates five mixed-use projects (.8 million square feet of retail space and 1.9 million square feet of office space, and 10 million square feet of office/industrial space).



"Man is God's instrument for carrying out the on-going creation. That means everything we do in the environment, what we build or fail to build, places a tremendous responsibility on us—and a tremendous opportunity."

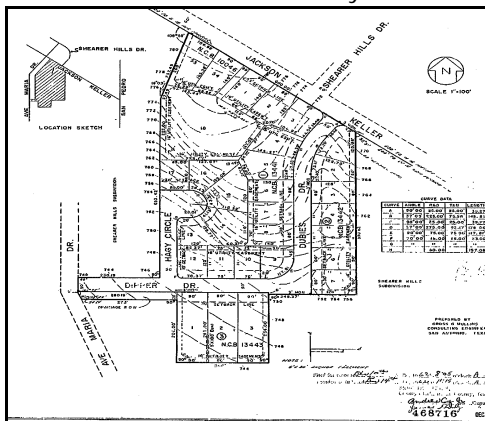
James W. Rouse

Central Park Mall was platted on October 27, 1964, consisting of 28.454 acres between Blanco Road and San Pedro Avenue north of Rector Drive. The owners of the development were Frank M. Rosson, Melvin P. Biess, and Phillip A. Yochem. Opening in 1968, Central Park Mall originally had 40 stores. This later expanded to more than 100. Due to the construction of numerous malls, Central Park Mall had difficulty competing and finally closed in 2000. The Sears Co. store is still in operation. Today, this mall building presents an excellent opportunity for new regional commercial development in the North Central Community.

Central Park Mall served San Antonio well for more than 30 years, and is fondly remembered for its antique carousel that provided youth with an experience of old fashioned entertainment. It was also the venue for the Cowboy Breakfast, a major citywide kick-off event the San Antonio Rodeo. Organized by the Cowboy Breakfast Foundation and manned by 500 volunteers, this unique celebration feeds 50,000 persons, and raises thousands of dollars in scholarship funds for the Alamo Community College Foundation.

From 1950 to 1960, San Antonio's population increased from 408,442 to 587,718. By 1970, 654,143 persons were residents of the city. The population increase was attributed to periodic annexations as well as natural increases due to births and migration. The development of larger residential lots and the annexation of low density and vacant lands, reduced the population density, from 6,000 persons per square mile in 1950 to 3,500 in 1970. Small scale, conventional residential development continued to occur within the Loop in the few vacant parcels remaining.

Starlit Hills was subdivided by J.P. Hale and recorded on December 14, 1962. This subdivision exhibited a modern conventional subdivision form characterized by curvilinear streets with a cul-de-sac. In 1980, this subdivision was included in the area represented as the North Shearer Hills Neighborhood Association.



Suffering from population decline due to the continued outward migration and suburbanization during the 1960's, the inner city became the focus of a new program to rehabilitate and redevelop deteriorating areas. San Antonio was host of Hemisfair '68, the World's Fair, which launched downtown revitalization initiatives.

In 1969, the Kenwood Neighborhood Council submitted a petition to San Antonio City Council to direct the San Antonio Development Agency to declare Kenwood an Urban Renewal area. In 1972, the Kenwood neighborhood became an Urban Renewal Program of the San Antonio Development Agency (SADA), primarily funded by the U.S. Department of Housing and Urban Development, and a phase II was initiated in 1983. SADA constructed single-family homes, duplexes and a 53 unit apartment on Earl Street for elderly citizens. Many older homes were rehabilitated. Kenwood Park was constructed, which included ball fields and a playground. To support community services, a Community Center and a health center were established adjacent to the park. Dora and Fresno were realigned, and a major roadway, sewer and drainage project was completed. Several at-grade railroad crossings were consolidated, and vegetation was planted along the railroad tracks as a buffer. Additionally, access to mass transit was increased on McCullough and San Pedro Avenues.

In the 1980's the residents of the North Central Neighborhoods launched a battle to remove adult bookstores and other sexually oriented businesses from San Pedro Avenue. The city responded with an injunction to stop a peep show operation. Other issues that surfaced in this decade were the preservation of the Olmos Basin flood plain, checking criminal activity, and improving drainage. More recently the North Central Neighborhoods have advocated for smart growth—working with developers of commercial properties and the City of San Antonio to provide pedestrian connections to commercial centers, landscaping, and completion of neighborhood sidewalk networks and bicycle paths. Additional concern has been expressed regarding the future of Olmos Creek as a community resource and its potential as a greenway. Many of the North Central Neighborhoods attend the Airport Advisory Committee to keep apprised of issues pertaining to noise pollution and potential mitigation projects. With the drafting of the community plan, the neighborhoods, working with the City of San Antonio and other agencies, have clearly articulated these and other issues, and have provided a step-by-step strategy to continue to improve the public health, safety and well-being of the North Central community.

North Central Neighborhoods Community Plan

Community History

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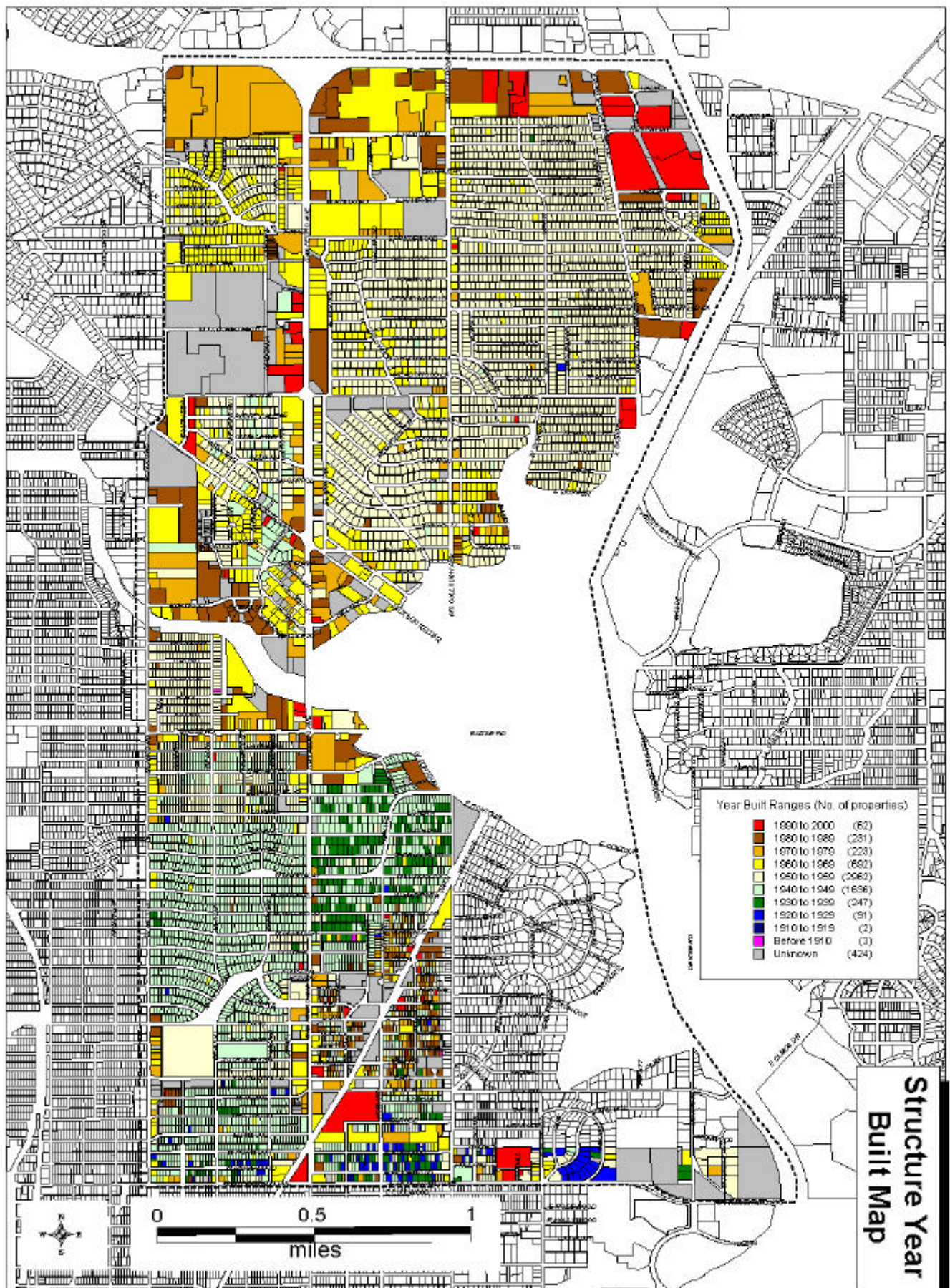
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Above: Postcard images of San Antonio International Airport, circa 1950s.

Courtesy: Bruce Martin Collection.





PREPARED BY THE CITY OF SAN ANTONIO, DEPARTMENT OF PLANNING
 SOURCE: BEXAR COUNTY APPRAISAL DISTRICT
 NOVEMBER 2001



Neighborhood & Economic Development

The Neighborhood and Economic Development chapter presents goals and objectives for encouraging economic development along the commercial corridors, promoting neighborhood development that is compatible with established residential districts, and creating a positive community image.

Economic development objectives encourage theme based marketing strategy derived from community history. Originally one of the Spanish *Caminos Reales* (Royal Roads) during the 18th century, the *Camino Pinta*, or Pinta Road, was a trail that led northward from San Pedro Springs to the hill country. Blanco Road closely follows the course of this historic trail. Businesses along Blanco Road could recall this historic identity through streetscape and signage improvements. In another theme-based approach, San Pedro Avenue businesses could revive interest in the earlier decades of the 1960's and 1970's, when the avenue was known as the "Million Dollar Mile." Other plan objectives include weekend shopping trolleys, a business directory, a Neighborhood Commercial Revitalization program for Blanco Road, the establishment of more neighborhood scale businesses that promote pedestrian activity throughout the community, streetscape enhancements including tree-planting, and the revival of the Recoleta sports and recreation corridor. Two locations are identified for potential mixed use developments. The former Handy Andy site at the intersection of Dresden and Blanco Road is a suggested location for a Town Center development with a core of community offices and pedestrian oriented development including professional offices and restaurants. Mixed use that combines commercial, residential and office uses near a transportation node is encouraged south of North Star Mall.

Neighborhood development emphasizes maintaining and preserving the quality of the existing residential and commercial properties through rehabilitation and code compliance. Recommended strategies are hosting a home improvement special event and providing discounts or cooperative purchasing opportunities to residents. Future development goals include an aesthetically pleasing transition between commercial and residential areas by sponsoring a clean up event. Working with developers and non-profit housing agencies to identify areas for potential residential infill development, while conserving older neighborhoods through a Neighborhood Conservation District are additional objectives of the community.

Projects to foster a positive community image are the preservation and transformation of the circa 1930's San Pedro underpass into a community gateway and the environmental restoration of Olmos Creek as a greenway with linking the neighborhoods, schools and commercial corridors. Other strategies that will contribute to the community's livability are increasing neighborhood association membership, reducing visual pollution along the corridors, and reducing noise levels throughout the area.





San Pedro Avenue looking north from Oblate



Continental Office Building sports a 1960's contemporary architectural style



Explore theme-based economic development concepts

GOAL 1: Business development/marketing
Support and promote business and employment development along the commercial corridors that provide for a healthy business climate while supporting the needs of the North Central Neighborhoods Community by aesthetically and environmentally reinforcing their community cultural identity and providing an attractive destination for visitors and shoppers from around the city.

Objective 1.1: Market San Pedro Avenue and Blanco Road from Hildebrand to Loop 410 as the place to live, work, shop and play with their central location and convenient access to all San Antonio.

Major Action Steps:

1.1.1 Research and collect information on the historical development of the North Central neighborhoods.

1.1.1 Timeline: Short (3 – 6 months)

Lead: North Central Neighborhoods economic development committee

Partnerships: North Central Neighborhood Associations, history educators, local schools, Central Library, Bexar County records, San Antonio Conservation Society, churches, Trinity University.

Potential Funding Sources: minimal

1.1.2 Timeline: Short (1 - 2 years)

Lead: North Central Neighborhoods economic development committee

Partnerships: business and commercial property owners, chambers of commerce, COSA Neighborhood Commercial Revitalization program, COSA Economic Development Dept., COSA Dept. of Cultural Affairs

Potential Funding Sources: minimal

1.1.2 Meet with business and commercial property owners to develop a theme-based economic development and marketing strategy (for example, San Pedro Avenue was known as "The Million Dollar Mile" during the 1960s and 1970s; Blanco Road was originally the historic Spanish Trace).



A weekend or holiday shopping trolley could connect destinations on the North Central corridors

1.1.3 Develop a directory of businesses in the North Central Neighborhoods, and encourage residents to patronize these businesses.

1.1.3. Timeline: Short (1 - 2 years)

Lead: North Central Neighborhoods economic development committee

Partnerships: business and commercial property owners, chambers of commerce, COSA Economic Development Department, local colleges and universities

Potential Funding Sources: neighborhood businesses, advertisement sales, COSA Economic Development Department

1.1.4 Investigate a weekend or holiday shopping trolley that connects the malls, Home Depot, and shopping destinations along the corridors.

1.1.4 Timeline: Mid (3 - 5 years)

Lead: North Central Neighborhoods economic development committee

Partnerships: VIA Metropolitan Transit, City Public Services, malls, area businesses

Potential Funding Sources: VIA Metropolitan Transit; area businesses

Objective 1.2: Initiate Neighborhood Commercial Revitalization of Blanco Road

Major Action Steps:

1.2.1 Investigate the establishment of a business committee to meet with property owners on Blanco Road to determine interest in the Partnership Program for Neighborhood Commercial Revitalization as a funding avenue for business development along the corridor.

1.2.1 Timeline: Short (6 mo. – 1 year)

Lead: Edison Neighborhood Association

Partnerships: MidTown on Blanco Main Street Program; business owners, commercial property owners, COSA Neighborhood Commercial Revitalization Partnership Program, North Central Neighborhoods economic development committee, Pasadena Heights Neighborhood Association

Potential Funding Source: minimal



San Pedro Avenue today



One Possible Streetscape Concept
For San Pedro Avenue



Some sections of San Pedro Avenue
have planting strips

Note: The COSA Asset Management Department notes that additional right-of-way (than physically used presently) along San Pedro Avenue and Blanco Road may be available for pedestrian facilities and landscaping.

Objective 1.3: Create an inviting streetscape along San Pedro Avenue and Blanco Road that is pedestrian-friendly.

Major Action Steps:

1.3.1 Host a design charrette and/or a design competition to develop concept drawings to expand theme based marketing through wayfinding systems, façade improvements, transportation enhancements, and a unified signage plan for the corridors to seek potential funding opportunities. Design enhancements to be considered may include:

- Medians
- Turn bays
- Pedestrian refuges
- Enhanced pedestrian crosswalks
- Shared driveways
- Shared parking facilities
- Better design of internal access between commercial properties to separate through traffic from local traffic
- Planting strips/buffers between sidewalks and parking lots
- Concentrated landscape treatments at nodes
- Gateways

1.3.1 Timeline: Short (1 - 2 years)

Lead: North Central Neighborhoods economic development committee

Partnerships: City of San Antonio (COSA) Planning Dept., COSA Public Works Department, COSA Asset Management Dept, American Institute of Architects, local, state and national chapters, local governments, businesses, banks, COSA Department of Cultural Affairs, local and state universities and design institutes, Texas Department of Transportation

Potential Funding Sources: local businesses; Texas Department of Transportation enhancement program; Hazard Elimination Safety Program; possible creation of a Public Improvement District



Left: Tree planting along North Central Corridors

Below: Example of landscaping at the Quarry Market



Future Location of Northside Service Customer Center



Treed median at Alametos

1.4.1, 2

Lead: North Central Neighborhoods economic development committee, business owners

Partnerships: COSA Planning Dept., COSA Dept. of Cultural Affairs, COSA Parks and Recreation Department

Potential Funding Sources: property owners, Neighborhood Improvement Challenge Program, Arts in the Community Program

1.3.2 Co-sponsor with businesses a tree-planting initiative along the corridors.

1.3.2 Timeline: Short (1 - 2 years)

Lead: North Central Neighborhood Associations

Partnerships: City Public Service, COSA Planning Dept., City Arborist, VIA Metropolitan Transit, local businesses

Potential Funding Sources: Neighborhood Improvement Challenge Program, City Public Service, local businesses

1.3.3 Coordinate with City Public Service in the design development of the Northside Service Customer Center on San Pedro Avenue and the parking lot to enhance the streetscape and pedestrian access to the facility.

1.3.3 Timeline: Short (1- 6 mo.)

Lead: Shearer Hills/Ridgeview Neighborhood Association, North Shearer Hills Neighborhood Association, North Central Neighborhoods economic development committee

Partnerships: City Public Service

Potential Funding Sources: minimal

Objective 1.4: Revitalize and showcase the Recoleta sports and recreation corridor.

Major Action Steps:

1.4.1 Meet with business owners to develop a theme related to the corridor.

1.4.1 Timeline: Short (1 - 2 years)

1.4.2 Encourage and assist businesses to make aesthetic improvements to the corridor.

1.4.2 Timeline: Mid (3 - 5 years)



Encourage neighborhood-friendly businesses

GOAL 2: Encourage the establishment of neighborhood-friendly businesses along the commercial corridors that promote pedestrian accessibility.

Objective 2.1: Initiate comprehensive rezoning on the southern end of San Pedro Avenue and Blanco Road between Hildebrand and Basse Rd. to discourage higher intensity uses.

Major Action Steps:

2.1.1 Coordinate with the Development Services Department to initiate comprehensive rezoning of corridors for consistency with the land use plan.

2.1.1. Timeline: Short to Mid (1 - 5 years)

Lead: North Central Neighborhoods

Partnerships: COSA Planning Dept., COSA Development Services Dept., City Council representative

Potential Funding Sources: minimal

2.1.2 Establish a zoning sub-committee to work with applicants requesting a rezoning to a higher commercial intensity to investigate possible alternatives such as conditional zoning districts and covenant restrictions.

2.1.2 Timeline: Immediate

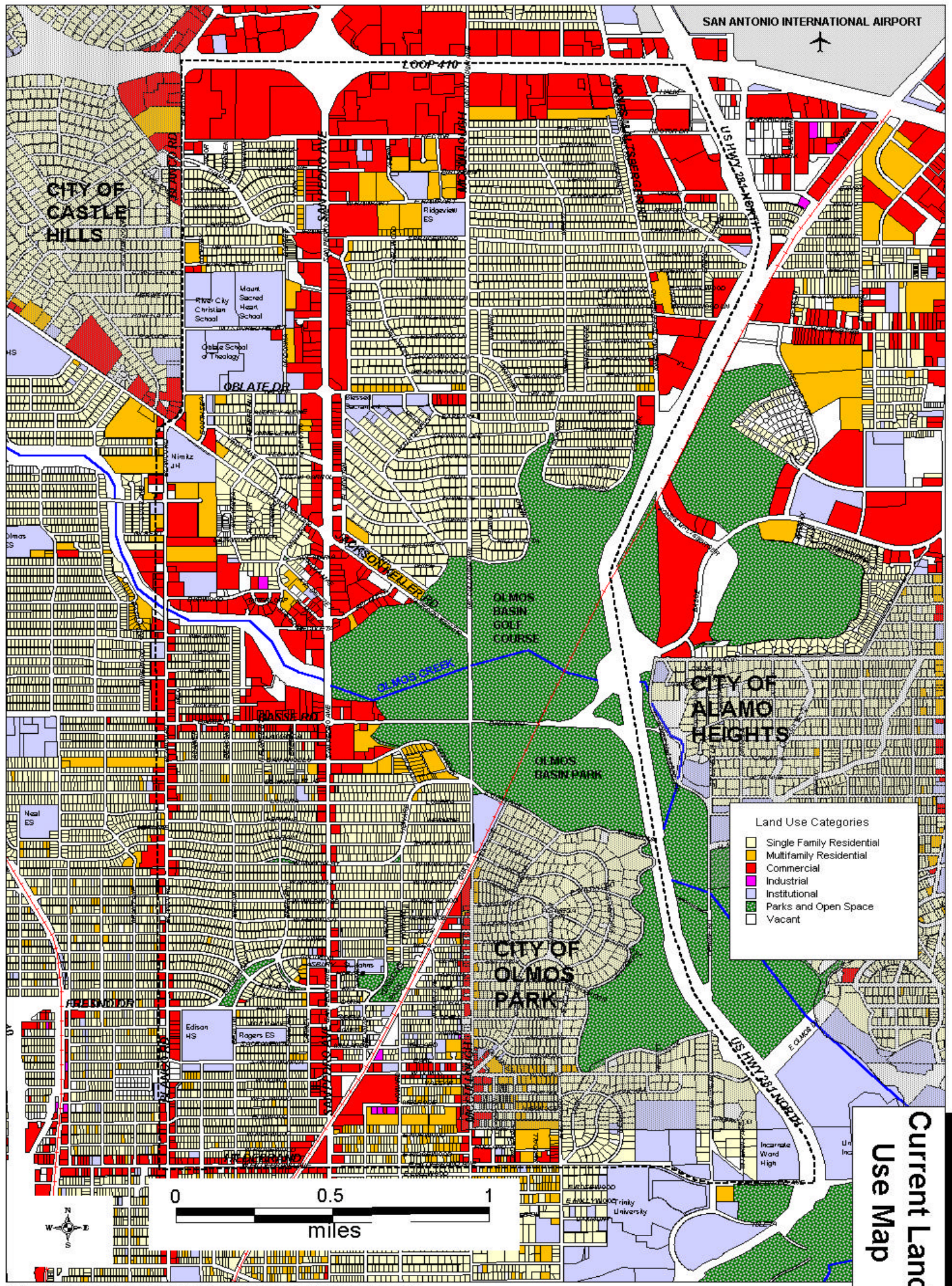
Lead: North Central Neighborhood Associations

Partnerships: COSA Planning Dept., COSA Development Services Dept.

Potential Funding Sources: minimal



North Central Neighborhoods
Community Meeting



Current Land Use Map



Former commercial "boxes" could be transformed into a "Town Center" Mixed Use Development



Objective 2.2: Encourage mixed use development (in the area bounded by San Pedro Avenue, Rector, McCullough, and Sprucewood) that combines commercial, residential and office uses near a transportation node.

Major Action Steps:

2.2.1 Promote the idea of a mixed use development to commercial investors and real estate brokers.

2.2.1 Timeline: Mid – Long (3 – 6+ years)

Lead: North Central Neighborhood Associations

Partnerships: San Antonio Board of Realtors, title companies, North San Antonio Chamber of Commerce, VIA Metropolitan Transit, North Star Mall

Potential Funding Sources: minimal

Objective 2.3: Encourage a Town Center development with a core of community offices and a peripheral development of pedestrian oriented businesses including professional offices and restaurants at the site of the former Handy Andy at the intersection of Dresden and Blanco Road.

Major Action Steps:

2.3.1 Investigate potential community service providers (health and human services, recreational programs, learning centers) for the Town Center.

2.3.1 Timeline: Short – Mid (1 - 5 years)

Lead: North Shearer Hills Neighborhood Association, Northmoore Neighborhood Association, Shearer Hills/Ridgeview Neighborhood Association

Partnerships: North Central Neighborhood Associations; COSA Community Relations (Community Link), Metropolitan Health District, COSA Department of Community Initiatives, Texas Department of Human Services, COSA Parks and Recreation Department

Potential Funding Sources: minimal



Examples of mixed use development in Texas

2.3.2. Promote idea of a Town Center to commercial investors and real estate brokers.

2.3.2 Timeline: Mid – Long (3 – 6+ years)

Lead: North Central Neighborhood Associations

Partnerships: San Antonio Board of Realtors, title companies, North San Antonio Chamber of Commerce

Potential Funding Sources: minimal

GOAL 3: Maintain and preserve the quality of the existing residential and commercial properties through the encouragement of rehabilitation and code compliance.

Objective 3.1: Promote the maintenance of existing properties.



Example of deteriorating housing stock in the community

Major Action Steps:

3.1.1. Identify absentee property owners, and through correspondence or personal contact, encourage them to maintain and upgrade their properties by offering assistance and connecting them with programs and services.

3.1.1 Timeline: Immediate – Short (1 - 2 years), ongoing

Lead: North Central Neighborhood Associations

Partnerships: Bexar Appraisal District, Neighborhood Action Department

Potential Funding Sources: minimal, Neighborhood Sweep program

Note: The Neighborhood Action Department recommends prioritizing 60 block areas that would be suitable for a sweep and that the North Central Neighborhoods submit applications for the top priority areas each year.

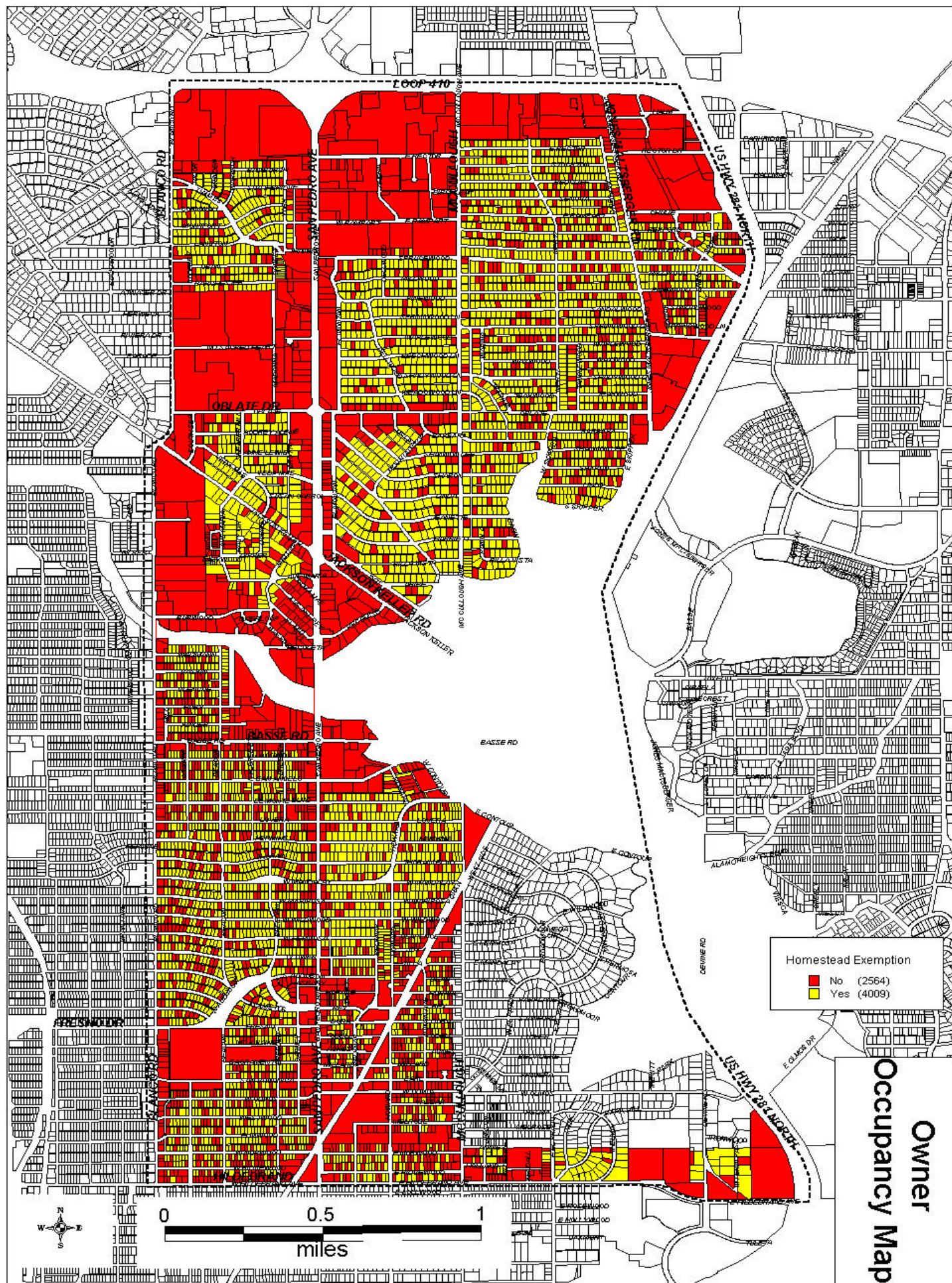
3.1.2 Advocate for additional COSA Code Compliance officers and for cross-training San Antonio Police officers to issue citations.

3.1.2 Timeline: Immediate (0 - 1 year)

Lead: North Central Neighborhood Associations

Partnerships: COSA Code Compliance Dept., COSA Police Dept., Council Districts offices

Potential Funding Sources: minimal



Manicured homes and lawns
in the North Central Community:

Top: "Ranch-style" home in
Shearer Hills/Ridgeview

Bottom: Olmos Park Terrace streetscape



Engage businesses to promote
home improvement throughout the community

3.1.3 Coordinate with San Antonio Housing Authority Section 8 program to improve the maintenance and quality of properties, especially multifamily housing units.

Timeline: Immediate, Short (1 - 2 years), ongoing

Lead: North Central Neighborhood Associations

Partnerships: San Antonio Housing Authority, Section 8 Operations

Potential Funding Sources: San Antonio Housing Authority

3.1.4 Promote home improvement opportunities to all residents. Consider programs such as:

- Yard of the Month
- Home Beautification Awards

3.1.4 Timeline: Short (1 - 2 years)

Lead: North Central Neighborhood Associations

Partnerships: COSA Neighborhood Action Department

Potential Funding Sources: minimal

3.1.5 Engage home improvement centers (such as Home Depot, Wal-Mart, True Value, etc.) in the North Central Neighborhoods to participate in a home improvement campaign:

- Host a home improvement special event for the North Central Neighborhoods.
- Provide discounts or cooperative purchasing opportunities to property owners of the North Central Neighborhoods.

3.1.5 Timeline: Mid (3 - 5 years)

Lead: North Central Neighborhoods

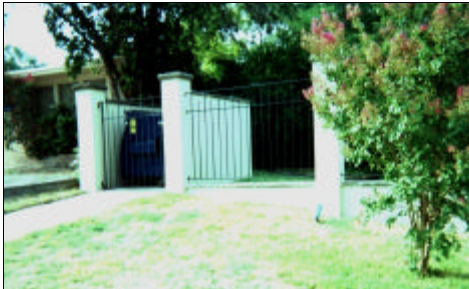
Partnerships: home improvement centers

Potential Funding Sources: home improvement centers



Above: Overflowing dumpster in North Central Community

Below: Concealed dumpster with landscaping improves the street's appearance



3.2.1-5 Lead: North Central Neighborhood Associations

Partnerships: COSA Code Compliance Department, COSA Development Services Dept., COSA Health Department (Metropolitan Health District), COSA Fire Department

Potential Funding Sources: minimal

Note: The City of San Antonio owns minor un-buildable parcels of land within this area. These minor tracts of land are available to adjacent property owners who may use them for landscaping purposes. The Department of Asset Management is the entity responsible for the disposition of these parcels of property.

Objective 3.2: Encourage reporting to city departments non-permitted construction and other code violations involving existing residential and commercial properties.

Major Action Steps:

3.2.1. Coordinate with COSA departments to ensure a more timely response to complaints regarding non-permitted construction activities.

3.2.1 Timeline: Short (1 - 2 years)

3.2.2 Designate a lead person or committee for each Neighborhood Association to report and monitor code and building violations.

3.2.2 Timeline: Short (1 - 2 years)

3.2.3 Photo-document properties.

3.2.3 Timeline: Short (1 - 2 years)

3.2.4 Prioritize sites for reporting purposes.

3.2.4 Timeline: Short (1 - 2 years)

3.2.5 Coordinate with COSA Code Compliance Department to initiate demolition and ensure complete removal of building and its site features, if the building cannot be repaired and the Dangerous Structures Determination Board orders demolition.

3.2.5 Timeline: Short to Mid (1 – 5 years)



Example of code violation at a local business

3.3.1-3 Lead: North Central Neighborhood Associations

Partnerships: COSA Code Compliance Department, COSA Neighborhood Action Department (Neighborhood Sweep Program), COSA Development Services Department, COSA Health Department (Metropolitan Health District), COSA Fire Department, COSA Office of Community Relations, San Antonio Water System, City Public Service, local media

Potential Funding Sources: COSA Office of Community Relations, COSA City Departments, City Public Service, San Antonio Water System



Example of parking lot with landscaped buffer

4.1.1-3 Lead: North Central Neighborhood Associations

Partnerships: Businesses, Property Owners, COSA Health Department, (Metropolitan Health District), COSA Code Compliance Department.

Potential Funding Sources: minimal

Objective 3.3: Educate homeowners concerning the most common code violations.

Major Action Steps:

3.3.1 Print articles in neighborhood association newsletters.

3.3.1 Timeline: Short (1 - 2 years)

3.3.2 Contact local media (print, radio, and television) to feature stories on code compliance and building and maintenance codes.

3.3.3 Request utility bill inserts by city departments.

3.3.2-3 Timeline: Short to Mid (1 - 5 years)

GOAL 4: Ensure a transition between residential and commercial areas that is aesthetically pleasing while discouraging encroachment into residential areas.

Objective 4.1: Discourage encroachment of businesses into existing residential neighborhoods.

Major Action Steps:

4.1.1 Advocate against parking lots for nonresidential uses in residential zoning districts.

4.1.2 Ask businesses to maintain commercial service areas, locate dumpsters away from public view, and add compatible screening and landscaping.

4.1.1-2 Timeline: Short (1 - 2 years)

4.1.3 Sponsor a clean-up event to improve transitional areas.

4.1.3 Timeline: Short – Mid (1 - 5 years)



GOAL 5: Promote future development that is compatible with existing neighborhoods and that incorporates sound stormwater management practices.

Objective 5.1: Work with private developers and builders, non-profit housing corporations, city departments, and housing agencies to identify potential areas for residential in-fill housing, targeting existing vacant lots.



Major Action Steps:

5.1.1 Inventory potential vacant lots for in-fill housing opportunities.

| **5.1.1 Timeline:** Mid (2 - 5 years)

5.1.2 Host an informational meeting with potential partners to discuss advantages and disadvantages of proposed sites.

| **5.1.2 Timeline:** Mid (2 - 5 years)

5.1.3 If in-fill is determined feasible, work with public agencies and the private sector to develop an In-fill Housing Plan for the North Central Neighborhoods Community.

| **5.1.3 Timeline:** Long (6+ years)

| **5.1.1-3 Lead:** North Central Neighborhood Associations, Kenwood Neighborhood residents

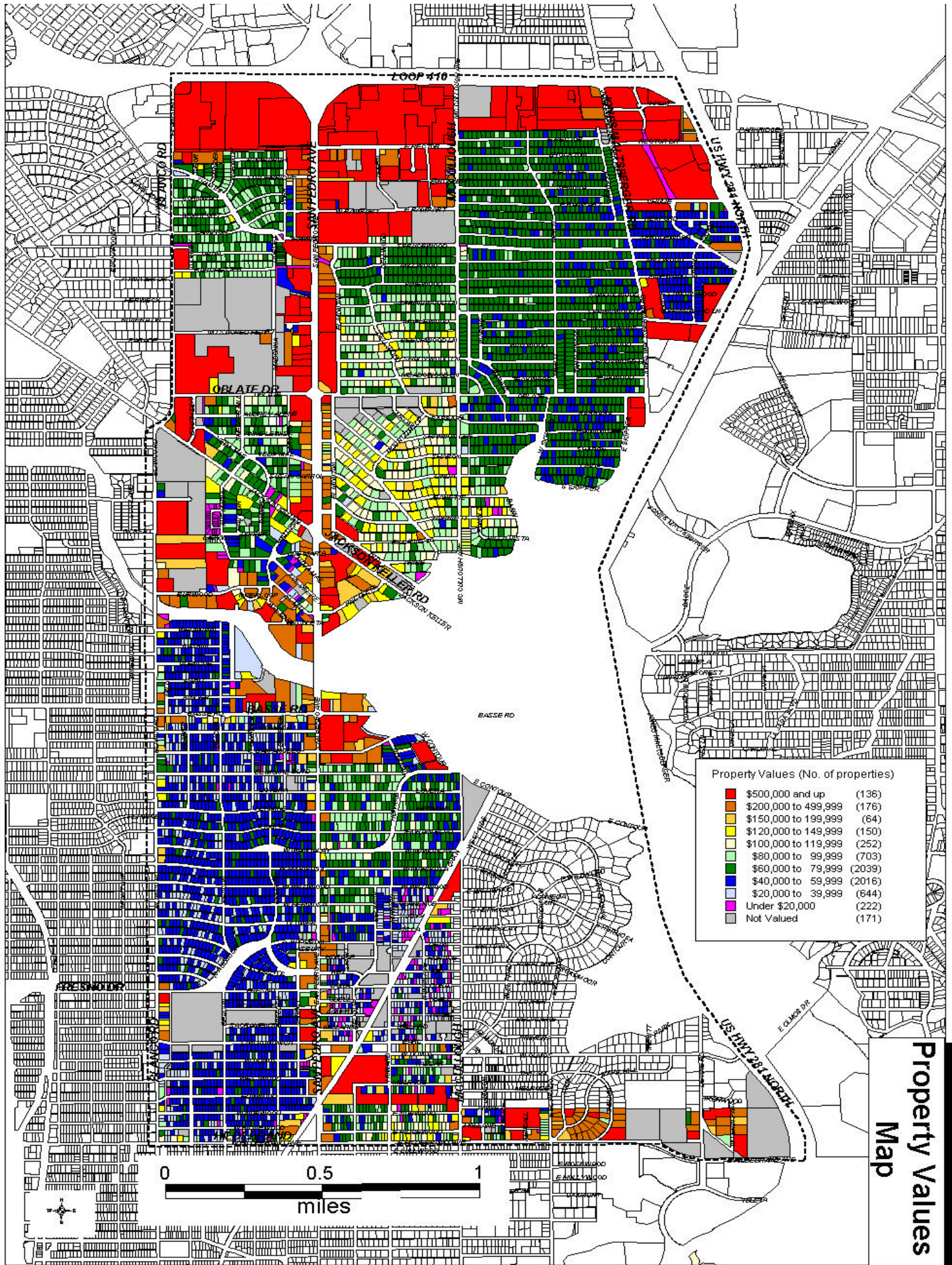
| **Partnerships:** COSA Neighborhood Action Department, COSA Housing and Community Development, San Antonio Builders Association, San Antonio Development Agency, non-profit housing corporations, lenders

| **Potential Funding Sources:** COSA Departments, San Antonio Development Agency, San Antonio Housing Trust, San Antonio Alternative Housing Corp., other interested non-profit housing corporations, private sector



Examples of possible in-fill housing

Note: Presently COSA is targeting the area within the original 1940 city limits for in-fill development as part of the CRAG (Community Revitalization Action Group) efforts.



Objective 5.2: Initiate the process for forming a Neighborhood Conservation District in qualified areas where property owners so desire.

5.2.1-2 Lead: property owners, North Central Neighborhood Associations

Partnerships: property owners, neighborhood residents, COSA Planning Department

Potential Funding Sources: minimal



Major Action Steps:

5.2.1 Identify potential boundaries of areas meeting criteria for a Neighborhood Conservation District.

5.2.1 Timeline: Short (1 - 2 years)

5.2.2 Develop and submit an application to the COSA Planning Department during the next call for applications.

5.2.2 Timeline: Short – Mid (1 - 5 years)

Objective 5.3 Assess stormwater management practices and consider mechanisms to improve conditions.

Major Action Step:

5.3.1 Disseminate information to residents and property owners through programs and special events (such as Neighborhood Night Out, etc.) to:

- Discourage increases in impervious cover, especially unnecessary paving on residential lots, when construction activity occurs.
- Promote the use of alternative stormwater management practices such as on-site retention/detention, French drains, or rain water harvesting to prevent further increases in run-off quantities on residential and business properties.



Olmos Park Terrace's distinctive architecture

5.3.1 Timeline: Short to Mid (1 - 5 years)

Lead: North Central Neighborhood Associations

Partnerships: COSA Planning Dept., COSA Code Compliance Dept., COSA Public Works Dept., COSA Parks and Recreation Dept., NEISD, SAISD, property owners

Proposed Funding: minimal



GOAL 6: Create a positive community image and instill community pride.

Objective 6.1: Encourage all property owners and residents to belong to neighborhood associations.

Major Action Steps:

6.1.1 Welcome newcomers and invite them to attend neighborhood meetings.

| **6.1.1 Timeline:** *ongoing*

6.1.2 Sponsor exhibits on the history and activities of neighborhoods at community centers and develop brochures for real estate companies who sell property in the North Central Neighborhoods Community.

| **6.1.2 Timeline:** *Short – Mid (1 - 5 years)*

6.1.3 Provide information on home-ownership incentives and programs to interested persons.

| **6.1.3 Timeline:** *Short – Mid (1 - 5 years)*

Objective 6.2: Transform the San Pedro Avenue Underpass into a Community Gateway.

Major Action Steps:

6.2.1 Research history of railroad underpass (constructed in 1937) and obtain historic designation.

| **6.2.1 Timeline:** *Short (1 - 2 years)*

6.2.2 Identify architectural features and incorporate into San Pedro corridor urban design.

| **6.2.2 Timeline:** *Short (1 - 2 years)*



6.1.1-3 Lead: *North Central Neighborhood Associations*

Partnerships: *residents and property owners
Neighborhood Resource Center, San Antonio Board of Realtors, local realtors*

Potential Funding Sources: *minimal; North Central Neighborhood Associations; San Antonio Board of Realtors, local realtors*



The San Pedro Avenue Underpass was constructed in 1937 by the State of Texas and exhibits Art Deco influence.

The restoration of the underpass and the beautification of adjacent properties would make for an impressive entrance or gateway into the North Central Community.



San Pedro Avenue at Hildebrand

6.2. 1-7 Lead: North Central Neighborhood Associations

Partnerships: TxDOT, MPO, COSA Public Works Dept., COSA Planning (Historic Preservation Office/Neighborhood and Urban Design Division), American Institute of Architects, San Antonio chapter, Union Pacific Railroad, Walgreens, HEB, Jims Restaurant, Bank of America, Taco Cabana, Jack-in-the-Box, Butter Krust Bakery

Potential Funding Sources: TxDOT T-21 enhancement program, Union Pacific Railroad Foundation, COSA Public Works Dept., San Antonio Conservation Society community grants program, businesses identified above as partners, Neighborhood Improvement Challenge Program



El Montan Motor Hotel is a prominent landmark on San Pedro Avenue today. The mid 20th century modernistic canopy, neon sign, and Spanish Colonial revival tile work are vestiges of a bygone era of American popular culture.

6.2.3 Assess pedestrian and vehicular traffic to identify line of sight and other related issues and develop a traffic management plan that attracts pedestrian usage to be incorporated into design plan.

| **6.2.3 Timeline:** Short – Mid (1 - 5 years)

6.2.4 Develop a restoration plan that includes lighting, landscaping, graffiti abatement, color treatments, and the relocation or burial of utilities.

| **6.2.4 Timeline:** Mid – Long (3 - 6+ years)

6.2.5 Develop appropriate logos to unify the gateway and the corridor.

| **6.2.5 Timeline:** Mid-Long (3 - 6+ years)

6.2.6 Contact Butter Krust Bakery to acquire and refurbish the “historic,” animated landmark sign near the gateway location.

| **6.2.6 Timeline:** Short-Mid (1 - 5 years)

6.2.7 Create North Central Neighborhood entrance/welcome sign to install on railroad bridge at San Pedro underpass.

| **6.2.7 Timeline:** Mid-Long (3 - 6+ years)



Example of Visual Pollution along
San Pedro Avenue

6.3.1-4 Timeline: Short—Mid (1-5 years)

Lead: North Central Neighborhood Associations

Partnerships: residents and property owners, COSA Code Compliance Dept., COSA Development Services Dept., COSA Asset Management Dept.

Potential Funding Sources: minimal



Example of Multi-tenant Sign
on San Pedro Avenue that Reduces Visual Pollution

Objective 6.3 Reduce visual pollution on the commercial corridors.

Major Action Steps:

6.3.1 Work with business and commercial property owners to inform them on the city ordinance pertaining to Signs and Billboards (*Chapter 28, City of San Antonio Code of Ordinances*).

6.3.2 Work with business and commercial property owners to discourage any future incompatible fencing (such as tall chain link, barbed wire, razor wire and opaque fences) publicly visible from the commercial corridors.

6.3.3 Coordinate with COSA departments to identify any billboards on city property and determine when lease is up for renewal.

6.3.4 Advocate for removal of billboards on city property, and discourage any new billboard construction on city property.

Note: The Department of Asset Management is the point of contact for many of the signs erected upon San Pedro Avenue right-of-way. A closer coordination with the Planning Department may be considered to suggest the type, style, height and width of proposed signage upon public rights-of-way, especially along San Pedro Avenue where the City owns considerably more than what is presently used for actual traffic purposes.

Objective 6.4: Seek to conserve and enhance distinctive entry monuments in the North Shearer Hills Neighborhood.

Major Action Steps:

6.4.1 Research whether entry monuments lie on private property or within the public right of way.

6.4.1-3 Timeline: Short (1 – 2 years)

Lead: North Shearer Hills Neighborhood Association

Partnerships: COSA Public Works, COSA Planning

Potential Funding Sources: COSA Neighborhood Improvement Challenge Program, San Antonio Conservation Society, private funds



6.4.2 Assess condition and future repair needs that may be needed for entry monuments.

6.4.3 Coordinate with COSA Public Works on public improvements that may affect entry monuments.

GOAL 7: Promote and support the environmental restoration of Olmos Creek to improve stormwater management, increase natural habitat, improve water quality, foster a positive community image, and provide a trail system linkage to the North Central Neighborhoods' schools, residential areas, commercial corridors, Olmos Basin Park, Brackenridge Park, and the San Antonio River.

Objective 7.1: Coordinate with the appropriate agencies/COSA departments to initiate planning and development of a greenway project.

Major Action Steps:

7.1.1 Form a committee to advocate for restoration and improvement of Olmos Creek.

| **7.1.1 Timeline:** Short – Mid (1 - 5 years)

7.1.2 Coordinate with agencies/COSA departments to develop project priorities and explore additional funding sources (cash and in-kind) for project.

| **7.1.2 Timeline:** Short (1 - 2 years)

North Central Neighborhoods Community Plan

Neighborhood & Economic Development

7.1.1-5 Lead: North Central Neighborhood Associations

Partnerships: U.S. Army Corps of Engineers (Fort Worth District), Texas Natural Resources Conservation Commission, San Antonio River Authority, COSA Planning Dept., COSA Public Works Dept., COSA Parks and Recreation Dept., COSA City Arborist, COSA Asset Management Dept., San Antonio Conservation Society, Bexar County

Potential Funding Sources: U.S. Army Corps of Engineers Continuing Authority Program (Section 206 of Water Resource Development Act of 1996 – Aquatic Ecosystem Restoration), Texas Natural Resources Conservation Commission, City of San Antonio (in-kind), private contributions, private foundations



7.1.3 Coordinate with San Antonio River Authority to submit letter of intent to U.S. Army Corps of Engineers and/or other appropriate federal agencies.

7.1.3 Timeline: Short (1 - 2 years)

7.1.4 If funding is awarded, coordinate with appropriate agencies/COSA departments to provide input on design and construction phases. Project design should consider the creek segment extending from Olmos Dam to Robert E. Lee High School as the first phase and should address:

- Stormwater management improvements
- Retention facilities and dams
- Protection of mature trees and old growth
- Prevention of environmental degradation
- Erosion control
- Habitat restoration
- Trails, boardwalks, access and observation points, interpretive signage and other passive recreational opportunities

7.1.4 Timeline: Mid-Long (3 - 6+ years)

7.1.5 In the event that a special project is not realized, include Olmos Creek in the long range Watershed Master Plan Study.

7.1.5 Timeline: Mid – Long (3 - 6+ years)



GOAL 8: Reduce noise levels throughout the North Central Neighborhoods Community.



Objective 8.1: Promote the reduction of noise pollution from airplanes, trains and other commercial and industrial uses.

Major Action Steps:

8.1.1 Coordinate with COSA Code Compliance Department to enforce existing noise ordinance.

| **8.1.1 Timeline:** Short (1 - 2 years)

8.1.2 Investigate noise abatement and mitigation programs for both airport and train noise.

| **8.1.2 Timeline:** Short (1 - 2 years)

8.1.3 Monitor frequency of whistle blowing to ensure that railroad company personnel are not exceeding the federal requirements.

| **8.1.3 Timeline:** Mid (3 - 5 years)

8.1.4 Investigate federal requirements for a railroad "quiet zone" and coordinate with COSA departments and the Metropolitan Planning Organization to submit a petition to the Federal Railroad Administration if warranted.

| **8.1.4 Timeline:** Mid (3 - 5 years)

8.1.1—5 Lead: North Central Neighborhood Associations (noise abatement committee), Shearer Hills/Ridgeview Neighborhood Association, North Shearer Hills Neighborhood Association, Olmos Park Terrace Neighborhood Association

Partnerships: COSA Airport Noise Mitigation Officer, COSA Planning Department, COSA Housing and Community Development Department, Union Pacific Railroad, Federal Railroad Administration, Federal Aviation Administration, U.S. Congressional Representatives, State representatives

Potential Funding Sources: neighborhood volunteerism; Federal Aviation Administration, CDBG



8.1.5 Participate in the San Antonio Airport "FAR Part 150 Update" study to provide community input regarding changes to flight tracks and runways and to promote future noise abatement and mitigation programs such as acoustical treatments and noise barriers.

| **8.1.5 Timeline:** Short – Long (1 - 6+ years)



Land Use Plan

The Land Use Plan builds on the goals and objectives of the North Central Neighborhoods Community Plan and identifies the preferred land development pattern. The Plan reflects, in general terms, the relationships that ensure compatible land uses. It serves as a policy guide for future development, and enables government officials to anticipate future public expenditures more effectively.

Two primary tools for implementation of the land use plan are the Unified Development Code (zoning and subdivision ordinances) and the Capital Improvements Program (CIP), the city's six year financial plan for capital projects. After adoption by City Council, the Planning Department will consult the Land Use Plan for developing staff recommendations on individual zoning cases and comprehensive rezoning initiatives. Furthermore, plans are provided to all City Departments and Proposed Partners to consult in developing future projects.

The location of different land uses is based on existing uses, community discussions and policies from the City's *Master Plan*. The basic land use model assumes that the most intensive types of land uses occur in clusters, or nodes, at the intersection of streets other than local streets and along thoroughfares. Each land use classification is described in the following table.



North Central Neighborhoods Community Plan
Land Use Plan

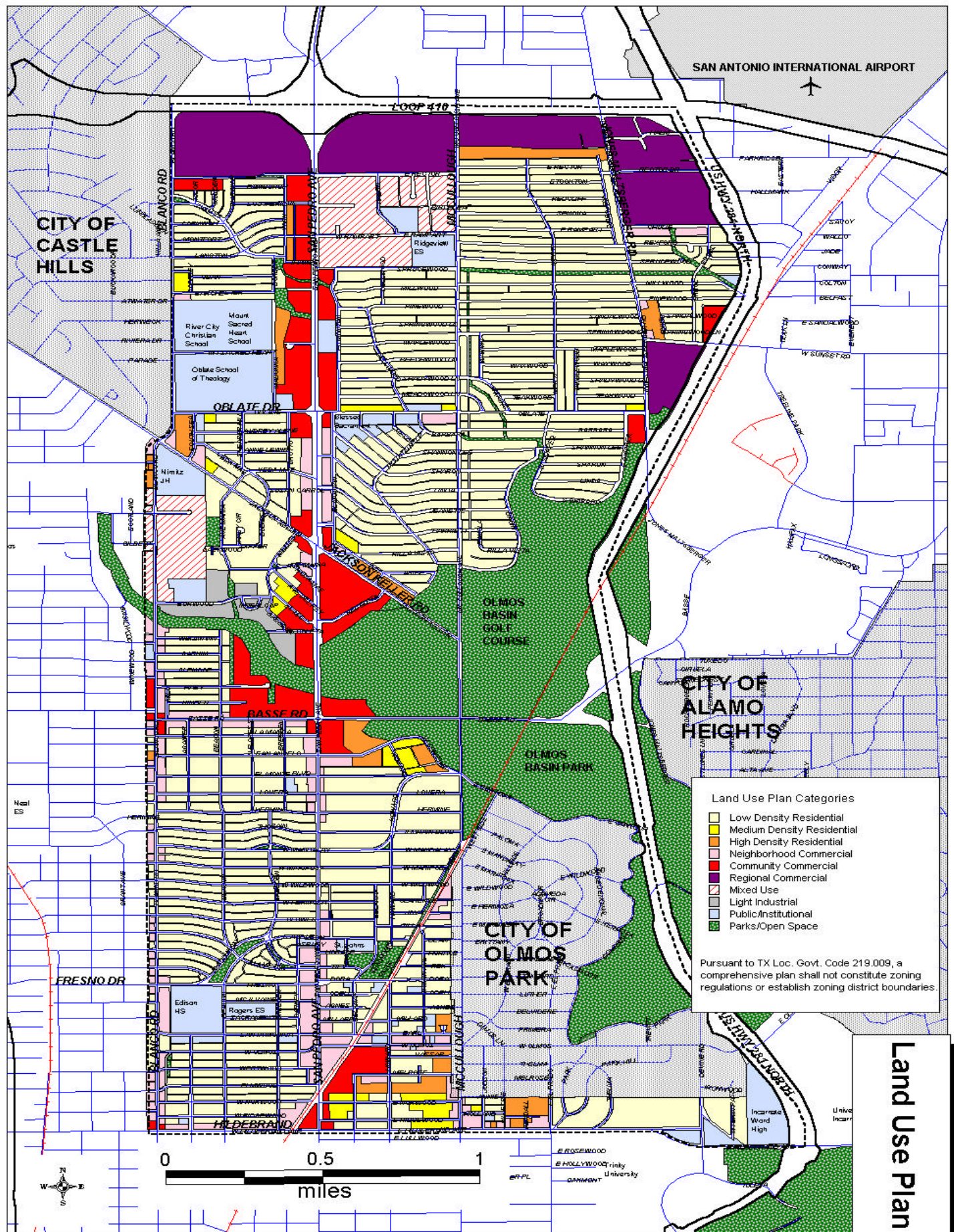
CLASSIFICATION	DESCRIPTION
<p>LOW DENSITY RESIDENTIAL</p> <p>(single family, duplexes and accessory dwellings on lots of 8,000 sq. ft. or greater)</p>	<p>Low Density Residential supports the principles of concentrating urban growth, reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. Low Density Residential areas are composed mainly of single family dwellings on individual lots. This classification describes established residential neighborhoods of low to medium density, and supports compatible in-fill development. Duplexes and accessory dwellings (carriage houses, granny flats, etc.) are allowed on lots of 8,000 square feet or greater. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain non-residential activities, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.</p>
<p>MEDIUM DENSITY RESIDENTIAL</p> <p>(single family, accessory dwellings, cottage houses, duplexes, triplexes, fourplexes, townhomes)</p>	<p>Medium Density Residential includes small lot single family development, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes, and townhomes. Exhibiting a medium density, this category provides for a diversity of residential development while still maintaining an overall urban residential character. Typically, Low Density Residential uses are found within this classification, and should be located in the center of the neighborhood, with Medium Density Residential being located at the edges of the neighborhood.</p>
<p>HIGH DENSITY RESIDENTIAL</p> <p>(single family, accessory dwellings, cottage houses, duplexes, triplexes, fourplexes, townhomes, apartments, condominiums)</p>	<p>High Density Residential provides for compact development consisting of the full spectrum of residential unit types, and includes apartments and condominiums. All residential uses can be found within this classification. High Density Residential is typically located along or in the vicinity of major arterials or collectors, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between Low Density Residential or Medium Density Residential uses and non-residential uses. Appropriate buffering should be required between High Density Residential uses and other residential uses. High Density Residential uses should be located in a manner that does not route traffic through other residential uses, often in close proximity to commercial and transportation facilities.</p>
<p>NEIGHBORHOOD COMMERCIAL</p>	<p>Neighborhood Commercial provides small areas for offices, professional services, service and shopfront retail uses that can be served by pedestrian access. Neighborhood Commercial should have a service area radius of approximately a half-mile, and should serve a population of approximately 2,000 to 5,000 people. It permits a limited group of commercial uses that serve the neighborhood while protecting the abutting residential areas. Neighborhood Commercial should be located at the intersection of a collector and arterial street or where an existing commercial area has been established. Service yards located in the rear or side yard of the business use are screened from adjacent residential areas, and refuse enclosures are located at the rear of the site and screened. Buffer yards provide a landscaped separation between residential and commercial uses. Additionally all off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. No drive-through establishments are permissible. Live/work units, allowing for residential use above commercial space, are permitted. Examples of Neighborhood Commercial services are small gasoline service stations and convenience/food stores, restaurants, neighborhood shopping centers, medical clinics, day care centers, bed and breakfasts, rooming houses, social assistance services, and office or bank buildings (stand alone).</p>

North Central Neighborhoods Community Plan Land Use Plan

CLASSIFICATION	DESCRIPTION
<p>COMMUNITY COMMERCIAL</p>	<p>Community Commercial development includes medium to high density land uses that draws its customer base from a larger community. This classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located at nodes on arterials at major intersections, or in established commercial areas along arterials. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, and landscaping on planter strips between the parking lot and street. To discourage large areas devoted to parking lots, shared parking facilities and pervious pavement are encouraged. Where possible, revitalized or redeveloped community commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Examples of Community Commercial uses include all Neighborhood Commercial uses, car washes, minor automobile repair and service, amusement establishments such as theaters, arcades and fitness centers, plant nurseries, exterminators, printers, sign shops, paint and wall paper stores, linen supply/diaper service, gasoline stations with repair service, fix-it shops, community shopping centers and small motels.</p>
<p>REGIONAL COMMERCIAL</p>	<p>Regional Commercial development includes high density land uses that draw its customer base from a larger region. Regional Commercial uses are typically located at intersection nodes along major arterial highways and expressways, or along rapid transit system transfer nodes. These commercial nodes are typically 20 acres or greater in area. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, and landscaping on planter strips between the parking lot and street. Where possible, revitalized or redeveloped centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Pad sites between the primary use and the street frontage may be incorporated into the site design. Regional Commercial includes automobile sales, major automobile repair, mini-warehouses, wholesale, "big box" retailers, large commercial centers, malls, large home improvement centers, large hotels and motels, major employment centers, and mid to high rise office buildings.</p>
<p>MIXED USE</p> <p>(Mixed Residential/ Office/ Commercial or Town Center Development with Mixed Uses)</p>	<p>Mixed Use provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian-oriented environment where people can enjoy a wide range of fulfilling experiences in one place. Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node. Mixed Use should be located at the intersection of a collector and arterial street, two arterial streets, or where an existing commercial area has been established. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Mixed use evolves from surface parking for cars to a multimodal transportation system relying on transit, centralized parking, pedestrian linkages, and an option for light rail transit service. Buffer yards provide a landscaped separation between residential and commercial uses, and for all off-street parking areas and vehicle uses areas. Mixed Uses include those in the Commercial and Residential categories and including low, mid and high rise office buildings and hotels. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small storefront retail establishment (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retails shops, hair salons, day care, drug stores, etc.) and residential uses (live/work units, small apartment buildings, townhomes, etc.) A Mixed Use Town Center provides a central civic function with mixed uses incorporated into the peripheral development. A special district should be implemented to provide design standards for Mixed Use development.</p>

North Central Neighborhoods Community Plan
Land Use Plan

CLASSIFICATION	DESCRIPTION
LIGHT INDUSTRIAL	<p>This classification includes a mix of light manufacturing uses, office park, and limited retail and service uses that service the industrial uses with the proper screening and buffering, all compatible with adjoining uses. High quality development is desired. Outside storage is not permitted (must be under roof and screened). Examples of light industrial uses are cabinet shops, can recycle collection stations, lumber yards, machine shops, rug cleaning, clothing manufacturers, sign manufacturers, auto paint and body shops, and warehousing.</p>
PUBLIC/ INSTITUTIONAL	<p>Public/Institutional areas provide for public, quasi-public, utility company and institutional uses. Examples of this classification are public buildings and facilities (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, zoological parks, fraternal and service organizations, utilities, hospitals, nursing care facilities, airports and other major transportation facilities.</p>
PARKS/ OPEN SPACE	<p>Parks/Open Space, which includes both public and private lands, should preserve neighborhoods and promote economic vitality by providing high quality opportunities to enhance overall attractiveness and livability, maintain property values, improve the health and wellness of the city's residents, encourage natural resource protection, and promote tourism opportunities. Recreational lands and open spaces should maximize use by surrounding residents and, where possible be located adjacent to proposed school sites, ensure optimum management and conservation of natural waterways, flood plains, and open space areas of unique environmental or historical value, and provide for noise control or visual buffer zones along road and highway rights-of-way using urban forest areas. Examples of this classification are lands that are available for active use (golf courses, playgrounds, and athletic fields), passive enjoyment (trails, plazas, and courtyards), natural areas and reserves, greenway linkages or parkways, greenbelts, urban forests, wetlands, drainages, and utility easements.</p>





Transportation and Infrastructure

The Transportation and Infrastructure chapter focuses on the creation of a system for the public to get where they want to go by foot, bike, transit or automobile in a safe, reliable fashion. To reach this vision, the plan presents a four pronged approach that relies upon rebuilding the infrastructure, managing traffic, improving conditions along streets, and creating a compatible mass transit system.

In order to maintain and rebuild the infrastructure, the plan calls for addressing deficient street drainage infrastructure, and prioritizing remedial action, including street reconstruction for recognized locations of residential flooding. To encourage maintenance improvements, the establishment of a “pot hole” patrol to report hazards to 311 is recommended. The community also desires that disruptions to residential areas caused by utility work be minimized and that communication with the neighborhoods concerning public projects be improved.

To address the transportation system, the community recommends improvements to the street facility, more sidewalks that link essential community facilities, improved crosswalks along major thoroughfares, promoting a planting strip between the curb and sidewalk, and additional landscaping. Traffic management strategies included four way stop signs, other traffic calming devices where warranted, pavement markings, and increased enforcement of the speed limits. To eliminate hazards, the community advocates for the study of poorly aligned intersections, as well as additional traffic signals, directional signage and left turn arrows at certain intersections throughout the community. Another major objective is the creation of a bicycle and pedestrian linkage in the community. The community is also requesting improved pedestrian access to North Star Mall and nearby transit facilities as well as the Quarry Market.

Lastly, the North Central Neighborhoods advocate for a compatible and ecological mass transit service that is responsive to neighborhood needs and supports increased public involvement in VIA Metropolitan Transit’s decision making process. Specific actions entail participating in VIA’s Comprehensive Service Plan process to meet future transit needs, addressing special populations (elderly, disabled), using smaller and low polluting buses, and creating a carpool network for the community.





Ave Maria Avenue during a hard rainfall
in June 2001



GOAL 9: Maintain and enhance the infrastructure to meet current and future demands.

Objective 9.1.: Address deficient street and drainage infrastructure.

Major Action Steps:

9.1.1 Identify potential funding mechanisms to address deficient street and drainage infrastructure (see Table 1) such as CDBG, City Council Discretionary Funds, Street Utility Fee, School Districts, TxDOT, or future bond programs.

9.1.1 Timeline: Short (1 - 2 years)

Lead: Neighborhood associations

Partnerships: Public Works, Housing and Community Development, City Council Representative, NEISD, SAISD, TxDOT, MPO

Potential Funding Sources: Minimal needed

9.1.2 Meet with COSA Public Works drainage engineers to identify sources and directional flows of run off, locations needing drainage outfall, and to develop cost estimates.

9.1.2 Timeline: Short to Mid (1 to 5 years)

Lead: Edison, Northmoor, North Shearer Hills, Shearer Hills/Ridgeview, Olmos Park Terrace and neighborhoods

Partnerships: COSA Public Works

Potential Funding Sources: Minimal

9.1.3 Apply to the COSA Public Works Department to request the burying of utility lines as part of street improvement projects.

9.1.3 Timeline: Short (1 – 2 years)

Lead: Neighborhood associations

Partnerships: COSA Public Works

Potential Funding Sources: Minimal



Above: North Flores during a typical storm

9.1.4 Create a community archive to record drainage, structures, paths, floods and other information that may determine infrastructure needs.

9.1.4 Timeline: Short (1 - 2 years)

Lead: Neighborhood Associations

Partnerships: COSA Parks and Recreation, COSA Planning, San Antonio Conservation Society

Potential Funding Sources: Minimal needed

9.1.5 Prioritize remedial action, including street reconstruction, for recognized locations of residential flooding as identified in Table 1.

9.1.5 Timeline: Short (1 - 2 years)

Lead: Neighborhood Associations

Partnerships: COSA Public Works, COSA Housing and Community Development

Potential Funding Sources: Minimal needed

Objective 9.2: Improve maintenance of infrastructure.

Major Action Steps:

9.2.1 Establish a "pothole patrol" to report hazards to the City's 311 program.

9.2.1 Timeline: Short (1 – 2 years)

Lead: Neighborhood associations

Partnerships: COSA Public Works, COSA Police Department Department

Potential Funding Sources: Minimal/Volunteer

9.2.2 Advocate for the use of recycled tires and plastics into roadbuilding materials to minimize costs.

9.2.2 Timeline: Short (1 – 2) years

Lead: Neighborhood associations

Partnerships: COSA Public Works, TxDOT, MPO

Potential Funding Sources: Minimal/Volunteer



9.2.3 Request maintenance of drainage facilities including clearance of debris and graffiti.

9.2.3 Timeline: Ongoing

Lead: Neighborhood associations

Partnerships: COSA Public Works, COSA Parks and Recreation Graffiti Abatement Program

Potential Funding Sources: Minimal/volunteer

9.2.4 Participate with the US Army Corps of Engineers (USACE) to assess environmental restoration of Olmos Creek and potential use as a nature trail (see also Objective 10.7, Action Step 10.7.1).

9.2.4 Timeline: Short (1 – 2 years)

Lead: Olmos Park Terrace and Shearer Hills/Ridgeview NA

Partnerships: USACE, COSA Public Works, Parks Department, Planning Department, MPO Pedestrian and Bicycle Mobility Task Forces

Potential Funding Sources: Minimal/volunteer



Objective 9.3: Minimize quality of life disruptions to residential areas caused by utility work.

Major Action Steps:

9.3.1 Request to infrastructure providers to avoid the use of unnecessarily large trucks when conducting repair work on residential streets.

9.3.1 Timeline: Short (1 – 2 years)

Lead: Neighborhood associations

Partnerships: CPS, SAWS, Cable Company, COSA Public Works, other utility providers

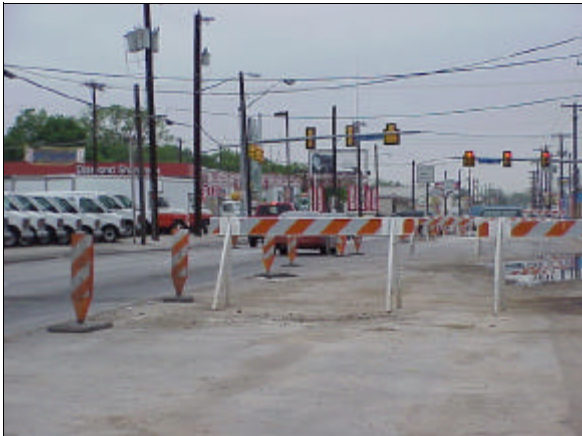
Potential Funding Sources: Minimal/Volunteer

9.3.2 Timeline: Short term (1 - 2 years)

Lead: Northmoor and Edison Neighborhoods

Partnerships: Grande Cable

Potential Funding Sources: Minimal/Volunteer



9.3.2 Coordinate with Grande Cable to encourage use of existing utility and telephone facilities in alleyways.

9.3.3 Encourage coordination of utility work in public rights of way. Monitor future utility work to see if new right of way management ordinance is being obeyed and enforced by the appropriate agencies.

9.3.3 Timeline: Ongoing

Lead Party: Neighborhood associations

Proposed Partnerships: Utility providers, COSA Public Works Right of Way Management Division

Potential Funding Sources: Minimal/Volunteer

9.3.4 Minimize closures of major thoroughfares during peak hours and require sensible detour routings when major thoroughfares are closed for utility work.

9.3.4 Timeline: Ongoing

Lead: Neighborhood associations

Partnerships: COSA Public Works, Utility Providers

Potential Funding Sources: Minimal needed

Objective 9.4: Improve communication on public improvements with the neighborhood.

Major Action Steps:

9.4.1 Request a neighborhood meeting with the project manager and the selected contractor(s) when a capital improvement or utility project is announced.

9.4.1 Timeline: Ongoing

Lead: Neighborhood associations

Partnerships: Public Works, TxDOT, SAWS, CPS, Cable Company, Southwestern Bell

Potential Funding Sources: Minimal needed

North Central Neighborhoods Community Plan

Transportation and Infrastructure

9.4.2 Timeline: Ongoing

Lead: Neighborhood associations

Partnerships: Public Works, TxDOT, City Council Representative

Potential Funding Sources: Minimal needed



Educate property owners to keep sidewalks free of obstructions

10.1.1 Timeline: Short (1 – 2 years)

Lead: Neighborhood associations

Partnerships: Neighborhood Resource Center, Code Compliance, Neighborhood Action Department Sweep Program

Potential Funding Sources: Minimal/Volunteer

10.1.2 Timeline: Ongoing

Lead: Neighborhood associations

Partnerships: COSA Public Works, Planning Department, Parks and Recreation Department, Housing and Community Development Department, TxDOT, MPO Pedestrian Mobility Task Force, Property Owners

Potential Funding Sources: CDBG, Neighborhood Accessibility and Mobility Fund, City Council discretionary funds, MPO

10.1.3 Timeline: Short to Long (1 - 6 + years)

Lead: Neighborhood associations

Partnerships: COSA Public Works, Planning Department, Parks and Recreation Department, Housing and Community Development Department, TxDOT, MPO Pedestrian Mobility Task Force, VIA, Property Owners

Potential Funding Sources: CDBG, Neighborhood Accessibility and Mobility Fund, City Council discretionary funds, MPO

9.4.2 Hold contractors accountable to timelines and budgets and assess penalties when the contractor fails to adhere.

GOAL 10: Provide a transportation system that is compatible with North Central neighborhoods by managing traffic and improving conditions along streets.

Objective 10.1: Improve conditions along streets.

Major Action Steps:

10.1.1 Educate property owners to keep sidewalks free of obstructions such as brush, garbage, or signage.

10.1.2 Add more sidewalks with priority on new sidewalks that link to essential community facilities. In locations where sidewalks are desired, promote a sidewalk design that provides for a planting strip of not less than two feet between the curb and the sidewalk, as specified in the *Unified Development Code*.

10.1.3 Fill in missing sidewalk linkages and improve crosswalks along major thoroughfares including:

- San Pedro
- Basse
- Jones Maltsberger
- McCullough
- Jackson Keller
- Blanco
- Fresno/Dora

10.1.4 Timeline: Short to Mid (1 - 5 years)

Lead: neighborhood associations

Partnerships: VIA, CPS, COSA Public Works, Property Owners, City Arborist, City Council Representative

Potential Funding Sources: Minimal/Volunteer



Example of tree planting along street and parking lot

10.1.4 Meet with City Council representative to develop landscaping projects.

10.1.5 Plant and replace trees where possible in both neighborhoods and business areas. Encourage planting of long-lived trees in front lawns near enough to street to eventually form a canopy.

10.1.5 Timeline: Short to Long (1 - 6 + years)

Lead : Neighborhood associations

Partnerships: Alamo Area Council of Governments (AACOG), CPS, COSA Public Works, Property Owners, City Arborist, COSA Planning

Potential Funding Sources: AACOG, CPS, City Council discretionary funds, COSA Neighborhood Improvement Challenge Program

Objective 10.2: Improve the management of traffic.

Major Action Steps:

10.2.1 Request installation of four-way stop signs and traffic calming devices where traffic conditions warrant.

10.2.2 Request pavement markings warning of hazards at least 500 feet in advance, or as recommended by an engineering study.

10.2.2 Timeline: Short (1 -2 years)

Lead: Neighborhood associations

Partnerships: COSA Public Works, TxDOT

Potential Funding Sources: Minimal/volunteer

10.2.3. Request increased enforcement of speed limits, especially in school zones.

10.2.3 Timeline: Short (1 -2 years)

Lead: Neighborhood associations

Partnerships: COSA Police Department

Potential Funding Sources: Minimal/volunteer



Objective 10.3: Eliminate hazards.

Major Action Steps:

10.3.1 Request studies of poorly aligned intersections and possible design or traffic control solutions, including but not limited to the following locations:

- Blanco at Basse: misaligned intersection
- San Pedro at Hildebrand: left turn lanes needed on Hildebrand, heavy queuing on San Pedro during peak hours.
- Ave Maria – Ave Del Rey – Meliff intersection: driver confusion, all-way stop requested
- Jones Maltsberger at US 281: left lane becomes a turn lane and road narrows without warning
- Burwood – El Mio – Meliff intersection: trucks can not make jog in the road causing them to enter private property (see Figure 1)

10.3.2 Request a study from the Texas Department of Transportation to determine if traffic signals are warranted at the US 281 service road at Sunset.

Note: According to the Public Works Dept., signals are warranted and are scheduled to be installed.

10.3.2 Timeline: Short (1 - 2 years)

Lead: Shearer Hills/Ridgeview Neighborhood Association

Partnerships: TxDOT

Potential Funding Sources: Minimal/Volunteer

10.3.3 Request a study from the City of San Antonio to determine if traffic signals are warranted on Oblate at Shearer Hill/entrance to Oblate School of Theology.

10.3.1 Timeline: Short (1 - 2 years)

Lead: Neighborhood associations

Partnerships: COSA Public Works, TxDOT

Potential Funding Sources: Minimal/Volunteer



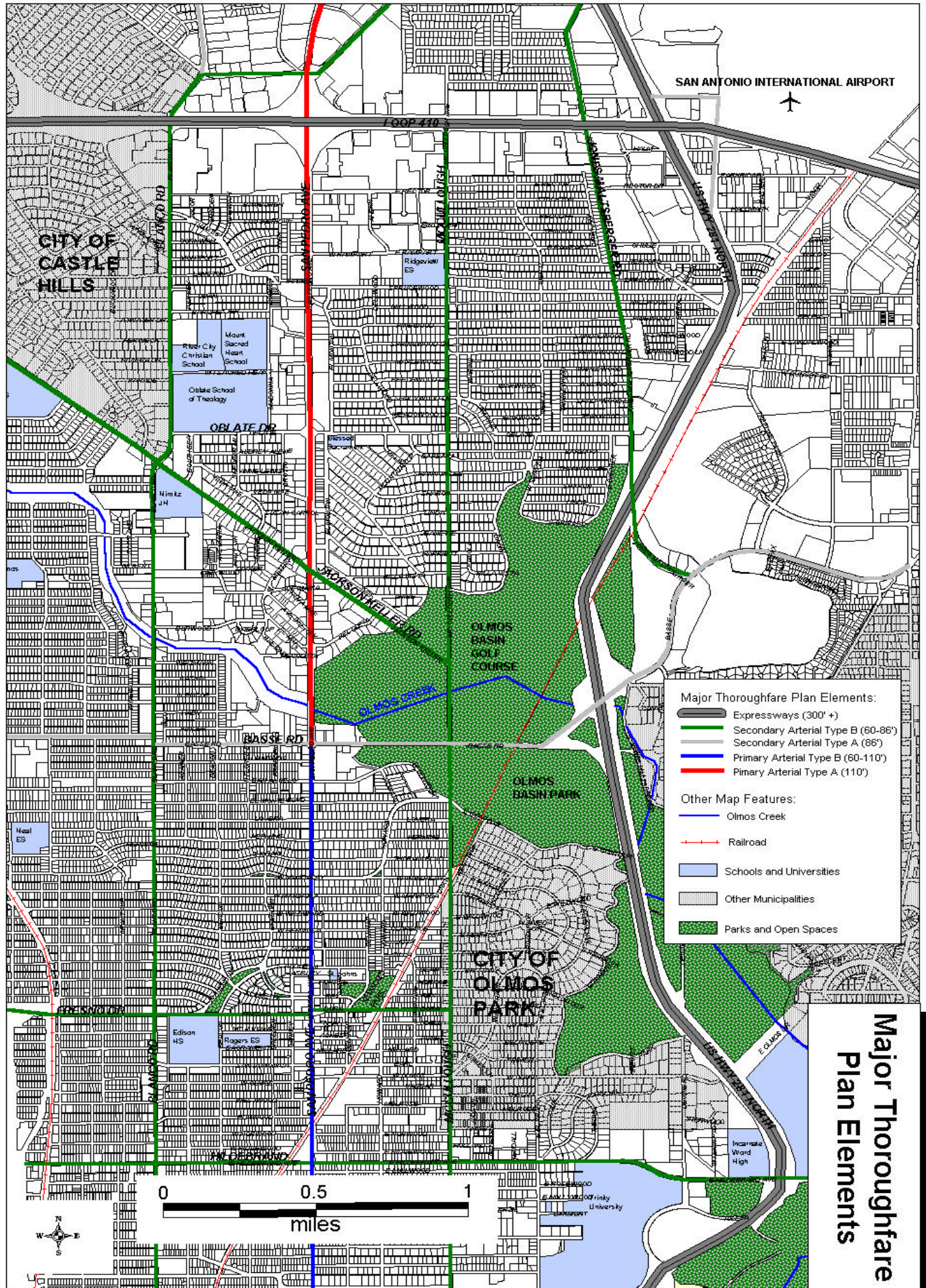
The plan recommends improvements to the intersection of Jones Maltsberger at US 281

10.3.3 Timeline: Short (1 -2 years)

Lead: North Shearer Hills Neighborhood Association

Partnerships: COSA Public Works Department

Potential Funding Sources: Minimal/Volunteer



Major Thoroughfare Plan Elements

10.3.4 Timeline: Mid (4 - 6 years)

Lead: Neighborhood Associations

Partnerships: COSA Public Works, TxDOT

Potential Funding Sources: COSA General and Future Bond Programs, TxDOT HESP

10.3.4 Improve safety of the roadway and reduce traffic congestion by addressing hazardous left turn movements.

- Advocate for turn arrows and dedicated turn lanes along Blanco at Basse, Fresno, Santa Monica and Hildebrand.
- Request left turn arrow from San Pedro to Dora.
- Seek prohibition of left turn from southbound San Pedro to Ridgewood, possibly with a median.
- Request restriping of Oblate at San Pedro to create more defined turning lanes.

10.3.5 Timeline: Short to Mid (1 -5 years)

Lead: Neighborhood Associations

Partnerships: COSA Public Works, TxDOT, NEISD, SAISD, Parent Teacher Associations

Potential Funding Sources: [Cost is estimated at \$14,000 for flashers in one school zone] COSA School Flashing Beacon Program, TxDOT HESP

10.3.5 Request school zone flashers and pedestrian crossing signs at Will Rogers Elementary, Ridgview Elementary, Edison High School and Lee High School.

Objective 10.4: Improve signage.

Major Action Steps:

10.4.1 Request the installation of directional signs on San Pedro to the Kenwood Health Clinic.

10.4.1 Timeline: Short to Mid (1 - 5 years)

Lead: Kenwood Neighborhood

Partnerships: COSA Public Works, Metro Health, COSA Department of Community Initiatives

Potential Funding Sources: Minimal/Volunteer



North Central Neighborhoods Community Plan Transportation and Infrastructure

10.4.2 Timeline: Short (1 - 2 years)

Lead: Neighborhood associations

Partnerships: COSA Public Works

Potential Funding Sources: Minimal needed



Improved signage is requested at Loop 410 (above) to direct drivers to exits and at the entrance ramps to US 281 (below) from Basse and Jones Maltsberger



10.4.2 Request large, prominent truck prohibition signs for neighborhood streets receiving heavy truck traffic, including but not limited to the following streets:

- Burwood
- Ave Maria
- Melliff
- El Mio
- Ave Del Rey
- Holland

10.4.3 Request improved signage along Loop 410 to direct drivers to exits with advance warning, particularly for the Blanco Road and San Pedro exits.

10.4.3 Timeline: Short (1 -2 years)

Lead: Shearer Hills/Ridgeview Neighborhood Association

Partnerships: TxDOT

Potential Funding Sources: Minimal needed

10.4.4 Request that every bridge or overpass include signage indicating the name of the roadway, the highway number, and directional information.

10.4.4 Timeline: Short to Long (1 - 6+ years)

Lead : Shearer Hills/Ridgeview and Olmos Park Terrace Neighborhood Associations

Partnerships: TxDOT

Potential Funding Sources: Minimal needed

10.4.5 Request directional signage to entrance ramps to Highway 281 and the Quarry Market from Basse and Jones Maltsberger.

10.4.5 Timeline: Short (1 -2 years)

Lead: Shearer Hills/Ridgeview and Olmos Park Terrace Neighborhood Associations

Partnerships: TxDOT

Potential Funding Sources: Minimal needed

Objective 10.5: Create bicycle and pedestrian facilities and linkages.

10.5.1 Timeline: Short (1 -2 years)

Lead: Shearer Hills/Ridgeview Neighborhood Association, North Shearer Hills Neighborhood Association

Partnerships: COSA Public Works, MPO Bicycle Mobility Task Force

Potential Funding Sources: COSA Neighborhood Accessibility and Mobility Fund, MPO

10.5.2 Timeline: Short to Mid (1 - 5 years)

Lead : North Shearer Hills , Shearer Hills/Ridgeview, Olmos Park Terrace and Northmoor Neighborhood Associations

Partnerships: COSA Public Works, MPO Bicycle Mobility Task Force

Potential Funding Sources: Minimal/volunteer



10.5.4 Timeline: Short to Long (1 - 5 years)

Lead : Shearer Hills/Ridgeview and Olmos Park Terrace Neighborhood Associations

Partnerships: COSA COSA Public Works, TxDOT

Potential Funding Sources: MPO, COSA, TxDOT HESP, future bond elections

10.5.5 Timeline: Short to Mid (1 - 5 years)

Lead: Shearer Hills/Ridgeview and Olmos Park Terrace Neighborhood Associations

Partnerships: COSA Public Works, MPO Pedestrian Mobility Task Force, COSA Parks and Recreation

Potential Funding Sources: MPO, COSA, TxDOT HESP, future bond elections

Major Action Steps:

10.5.1 Request implementation of previously planned bicycle lane on Jackson Keller.

10.5.2 Request a study to consider bicycle routes to link community facilities and existing green spaces including but not limited to a bicycle route to Edison High School using Breeden and Mandalay as well as potential linkages along Basin, Skipper, Contour, and Dora.

10.5.3 Propose green belts be developed for bicycle and walking trails where land is available.

10.5.3 Timeline: Short to Mid (1 - 5 years)

Lead: neighborhood associations

Partnerships: COSA Planning, COSA Public Works, MPO Bicycle and Pedestrian Mobility Task Force, US Army Corp of Engineers, COSA Parks and Recreation

Potential Funding Sources: MPO, COSA, USACE, future bond elections

10.5.4 Request landscaped median islands along McCullough between Basin and the Union Pacific Railroad to improve the safety of pedestrian and bicycle crossings in Olmos Basin Park.

Note: Locations to be reviewed by Public Works Department.

10.5.5 Request high visibility crosswalks and pedestrian walk signals at Basse and McCullough to improve pedestrian crossing safety in Olmos Basin Park.



10.6.1-2 Timeline: Short to Mid (1 - 5 years)

Lead Party: Shearer Hills/Ridgeview Neighborhood Association

Partnerships: COSA Public Works, North Star Mall, MPO Pedestrian Mobility Task Force

Potential Funding Sources: MPO, COSA Neighborhood Access and Mobility Fund, City Council discretionary fund, property owners



Advocate for possible pedestrian/bicycle route to Quarry Market along Olmos Creek under Highway 281

10.7.2 Timeline: Short to Mid (1 - 5 years)

Lead: Shearer Hills/Ridgeview Neighborhood Association, Olmos Park Terrace Neighborhood Association

Partnerships: COSA Public Works, Quarry Market property manager

Potential Funding Sources: MPO, TxDOT HESP, City Council discretionary fund

Objective 10.6: Improve the neighborhood's access to North Star Mall and nearby transit facilities.

Major Action Steps:

10.6.1 Evaluate pedestrian crosswalks across Rector to improve bus transfers and facilitate movement to North Star Mall.

10.6.2 Request sidewalks on streets near North Star Mall, especially along McCullough north of Oblate.

Objective 10.7: Improve the neighborhood's access to the Quarry Market.

Major Action Steps:

10.7.1 Advocate for a pedestrian/bicycle route from Olmos Park Terrace and from Shearer Hills/Ridgeview to the Quarry Market possibly along Olmos Creek and under Highway 281 to Jones Maltsberger.

10.7.1 Timeline: Short to Mid (1 - 5 years)

Lead: Shearer Hills/Ridgeview Neighborhood Association, Olmos Park Terrace Neighborhood Association

Partnerships: USACE, COSA Parks and Recreation, COSA Public Works, TxDOT, MPO Bicycle and Pedestrian Mobility Task Forces

Potential Funding Sources: USACE, MPO, Parks bonds, City Council discretionary fund

10.7.2 Investigate feasibility of creating a dual left-turn into the Quarry Market from eastbound Basse.



GOAL 11: Compatible and ecological mass transit service.

Objective 11.1: Increase public involvement in VIA's decision making process.

Major Action Steps:

11.1.1 Participate in VIA's Comprehensive Service Plan (CSP) process to provide feedback and to help determine if bus routes go where people want to go and meet future service needs.

11.1.1 Timeline: Immediate

Lead : Neighborhood associations

Partnerships: VIA

Potential Funding Sources: Minimal/Volunteer



11.1.2 Request that VIA hold neighborhood meetings for future service changes. *Note: VIA does and will continue to hold public meetings for service changes.*

11.1.2 Timeline: Ongoing

Lead: Neighborhood associations

Partnerships: VIA

Potential Funding Sources: Minimal/Volunteer



11.1.3 If VIA decides to use shelters with advertising, work with VIA to keep bus shelters in the North Central Neighborhoods free of such advertising. *Note: VIA's policy is to have advertising only on commercial corridors and not in residential areas.*

11.1.3 Timeline: Ongoing

Lead: Neighborhood associations

Partnerships: VIA, Better Bus Bench Coalition

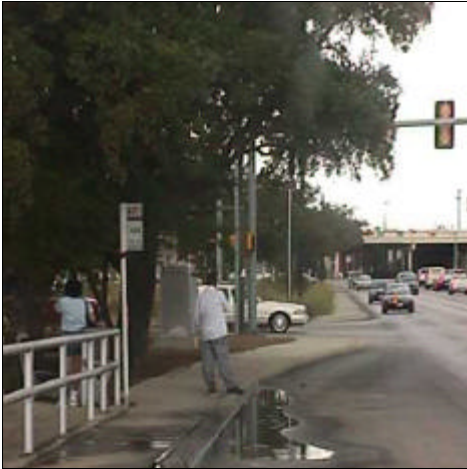
Potential Funding Sources: Minimal/Volunteer

11.2.1 Timeline: Short to Mid: (1 – 5 years)

Lead: Neighborhood associations

Partnerships: MPO, VIA, COSA Community Initiatives Department, Alamo Area Council of Governments (AACOG)

Potential Funding Sources: Minimal/volunteer



Above: Example of bus pull out area

Below: Mini buses could be used in residential areas



11.2.4-5 Timeline: Short term (1 – 2 years)

Lead: Neighborhood associations

Partnerships: COSA Public Works, VIA, MPO

Potential Funding Sources: Minimal

Objective 11.2: Work with VIA to create a mass transit system that is responsive to neighborhood needs.

Major Action Steps:

11.2.1 Assess transportation problems for special populations (elderly, disabled, etc.) and advocate for assistance from VIA and the MPO.

11.2.2 Investigate creation of a carpooling network to improve accessibility, particularly for elderly residents who can no longer drive.

11.2.2 Timeline: Short term (1 – 2 years)

Lead: Neighborhood associations

Partnerships: VIA, AACOG

Potential Funding Sources: Minimal/Volunteer

11.2.3 Request feasibility study of bus pull out areas to improve the safety of bus patrons and other vehicles on the roadway.

11.2.3 Timeline: Short term (1 – 2 years)

Lead: Neighborhood associations

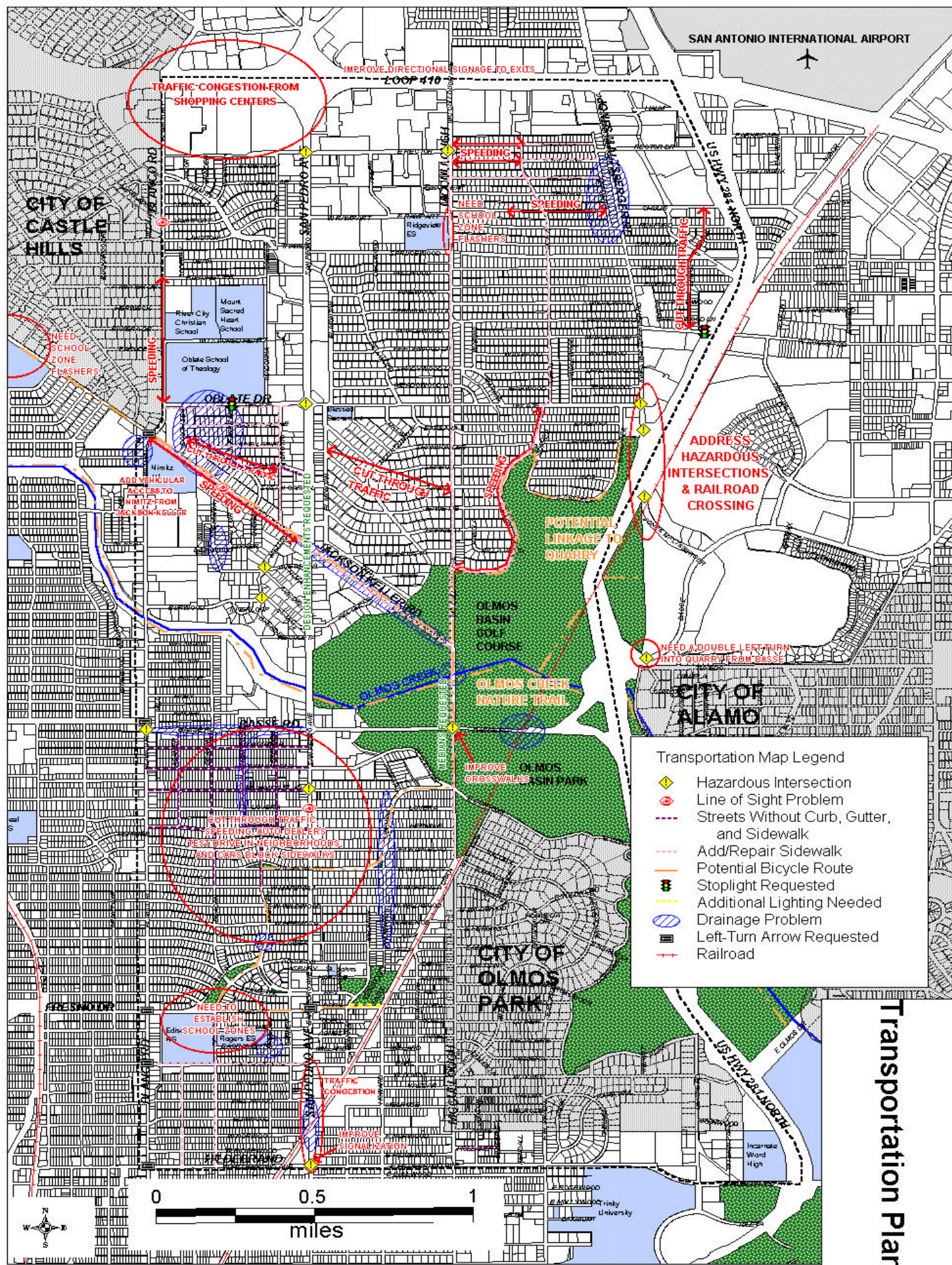
Partnerships: COSA Public Works, TxDOT, VIA, MPO

Potential Funding Sources: Minimal

11.2.4 Request use of smaller buses or vans in residential areas.

11.2.5 Advocate for replacement of older buses with newer, low polluting vehicles.

Note: Ridership levels at the peak time and location along a route determine bus size. Where feasible, smaller, 30-foot buses are already being deployed on neighborhood routes and all routes are being evaluated to determine the most appropriate type of bus. VIA is actively replacing its entire fleet with new, low-polluting vehicles, which is expected to be accomplished within the next 6 years.



North Central Neighborhoods Community Plan Transportation and Infrastructure

TABLE 1: Identified Transportation and Infrastructure Problems

Improvements suggested herein may require further study to determine if the proposal is appropriate and/or feasible.

Street	From	To	CIP	Problem	Community Comments	Action Step
Aganier	Hermine	Basse	part	Infrastructure	No curb/gutter, no sidewalks. Block from La Manda to Basse is a programmed Capital Improvement Project.	9.1.1, 9.1.5
Aganier	Hildebrand	Santa Monica		Sidewalk	Sidewalk requested. Route to Edison High School from bus stops on Hildebrand.	10.1.2
Anne Lewis	South Sea	Shearer Hill		Drainage	Drainage problem.	9.1.5
Audrey Alene	South Sea	Shearer Hill		Drainage	Drainage problem.	9.1.5
Ave Maria at	Meliff	At Ave Del Rey		Hazardous intersection	Neighborhood requests all-way stop.	10.3.1
Basin	McCullough	Oblate		Sidewalk	Sidewalk in disrepair.	10.1.2
Basse	281	Jones Maltsberger		Hazardous intersections, congestion	Hazardous and confusing intersections, need a double left turn lane into Quarry Market.	10.7.2
Basse	UPRR	US 281		Drainage	Ponding problem.	9.1.1
Beacon	Elmwood	Fresno		Sidewalk	Sidewalk in disrepair. Route to Edison High School and Rogers Elementary School.	10.1.2
Beacon	Hildebrand	Elmwood		Sidewalk	Need to connect existing sidewalk north of Elmwood to Hildebrand, this is a route to Edison High School and Rogers Elementary School.	10.1.2
Beacon	Mariposa	Basse	part	Infrastructure	No curb/gutter, no sidewalks. Block from La Manda to Basse is a programmed Capital Improvement Project.	9.1.1
Blanco	at	Basse		Misaligned intersection, hazardous turns	Need left turn arrows/lanes.	10.3.1
Blanco	at	Fresno		Hazardous turns, congestion	Need left turn arrows/lanes.	10.3.4
Blanco	Hildebrand	Loop 410		Capacity	Need to look at capacity, esp. signalization.	9.1.1
Blanco	Rector	Loop 410		Congestion	Congestion on northbound Blanco. Frequent problem but becomes a major problem during holidays.	9.1.1
Blanco	at	Arroyo Vista		Drainage	Drainage problem adjacent to Nimitz is a hazard to students.	9.1.1
Blanco	at	Santa Monica		Hazardous left turn	Need left turn arrow/lane for southbound Blanco to reach Edison High School.	10.3.4

North Central Neighborhoods Community Plan

Transportation and Infrastructure

TABLE 1: Identified Transportation and Infrastructure Problems

Improvements suggested herein may require further study to determine if the proposal is appropriate and/or feasible.

Street	From	To	CIP	Problem	Community Comments	Action Step
Breeden	Hermine	Basse		Infrastructure	No curb/gutter, no sidewalks.	9.1.1
Breeden	at	Clower		Drainage	Drainage problem.	9.1.1
Breeden	at	Sacramento		Drainage	Drainage problem adjacent to Rogers Elementary is a hazard.	9.1.1
Burwood	at El Mio at	at Meliff		Hazardous intersection	Misaligned intersection, trucks damage private property	10.3.1
Dora	Belknap	UPRR		Lighting	Street lighting requested. Kenwood Center and Park are a major activity area.	
El Monte	Blanco	San Pedro		Infrastructure	No curb/gutter, no sidewalks. This is a programmed Capital Improvement Project.	9.1.1
Errol	Sunset	Chulie		Traffic management	Cut through traffic from Sunset to Walmart/Target shopping center.	10.2.1
Grotto	Jackson-Keller	Oblate		Infrastructure	Water pipes need replacement No curbs	9.1.1
Hermine	Blanco	San Pedro		Infrastructure	No curb/gutter, no sidewalks.	9.1.1
Hildebrand	Blanco	San Pedro	part	Traffic management	Signalization needs improvement	10.3.1
Holland	Gillespie	McCullough		Infrastructure	Trucks enter yards, damage private property.	9.1.1
Howard	El Monte	Zilla	part	Drainage	Drainage problem.	9.1.1
Jackson Keller	San Pedro	McCullough		Drainage	Drainage problem.	9.1.1
Jackson Keller	San Pedro	Blanco		Sidewalk	Sidewalk in disrepair. Route to Nimitz Academy, neighborhood requests sidewalk be set back from street for safety of kids	10.1.2, 10.1.3
Jones Maltsberger	Oblate	Rector		Infrastructure	Persistent drainage problem also pot holes and uneven pavement lowers LOS on Jones Maltsberger Possibly consider widening between 281 and 410; transition area needed immediately north of 410	9.1.1
Jones Maltsberger	UPRR/281	Oblate		Hazardous intersections	Hazardous and confusing intersections and railroad crossing.	10.3.1
La Manda	Blanco	San Pedro		Infrastructure	No curb/gutter, no sidewalks.	9.1.1
McCullough	Jackson Keller	Basse		Infrastructure	Low water crossing is a hazard.	9.1.1
McCullough	at	Basse		Hazardous pedestrian crossings	Neighborhood requests high visibility crosswalks and pedestrian walk signal.	10.5.5
McCullough	Basse	Rector		Sidewalks	Few sidewalks, difficult to access bus stops and Ridgeview Elementary.	10.1.2, 10.1.3
McCullough	UPRR	Basin		Pedestrian crossing problem	Medians requested.	10.5.4, 13.3.4

North Central Neighborhoods Community Plan Transportation and Infrastructure

TABLE 1: Identified Transportation and Infrastructure Problems

Improvements suggested herein may require further study to
determine if the proposal is appropriate and/or feasible.

Street	From	To	CIP	Problem	Community Comments	Action Step
Mertz	Oblate	Rector		Add Sidewalk	Complete sidewalk network where missing.	10.1.2
North Flores	El Monte	Lamanda		Sewer lines	Need replacement	9.1.1
North Flores	Hermine	Basse	part	Drainage, no curb/gutter, no sidewalk	"Street is a river" when it rains. Blocks from El Monte to Basse are a programmed Capital Improvement Project.	9.1.1, 9.1.5
Oblate	McCullough	Jones Maltsberger		Traffic Management	Speeding and cut through traffic to 281.	10.2.1, 10.2.3
Oblate	at	San Pedro		Driver confusion	Need more defined turn lanes on Oblate.	10.3.4
Oblate	Blanco	San Pedro		Sidewalk	Add sidewalk to south side, this route is used by disabled in group home on South Sea to reach services on San Pedro.	10.1.2
Oblate	at	Shearer Hill (entrance to Seminary)		Entry to Seminary is unsafe	Traffic signal needed.	10.3.3
Redcliff	Republic	McCullough		Sidewalk	Sidewalk requested.	10.6.2
San Angelo	Blanco	San Pedro	part	Infrastructure	No curb/gutter, no sidewalks. Some sidewalk construction is currently underway.	9.1.1
San Pedro	Basse	Loop 410		Opportunity for design and safety enhancements	See Land Use section, Goal 1, Objective 1.3, Action Step 1.	1.3.1
San Pedro	at	Dora		Hazardous turn	Left turn arrows requested.	10.3.4
San Pedro	Hildebrand	Olmos		Congestion	Road narrows and short green cycles create traffic congestion on San Pedro.	10.3.1
San Pedro	Ridgewood	Westwood		Drainage	UPRR underpass is a major hazard and lowers LOS on San Pedro, causes detours through neighborhood	9.1.1
San Pedro	at	Lovera		Intersection visibility problem	Intersection visibility problem.	
San Pedro	at	Rector		Hazardous intersection	Reconfiguration may be needed.	
Santa Monica	Beacon	San Pedro		Sidewalk	Add sidewalk to north side, this is the route to Edison High School from bus stop on San Pedro	10.1.2
Santa Monica	Beacon	Blanco		Sidewalk	Sidewalk in disrepair. Route to Edison High School and Rogers Elementary School	10.1.2

North Central Neighborhoods Community Plan

Transportation and Infrastructure

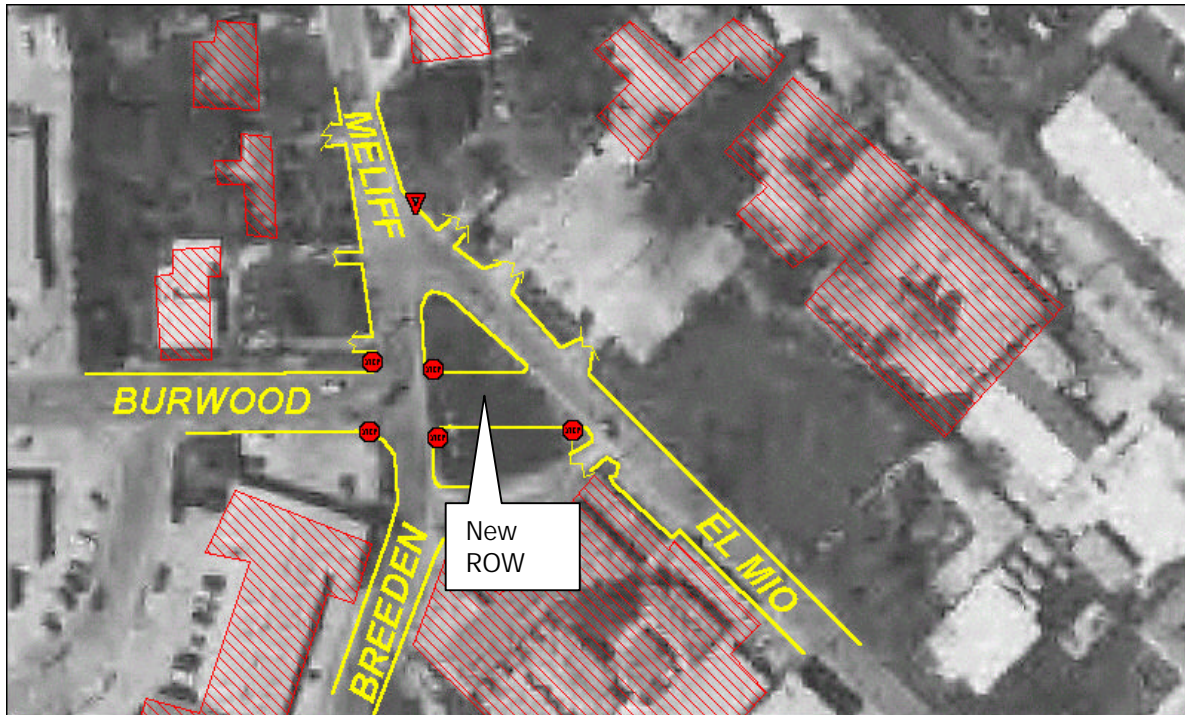
TABLE 1: Identified Transportation and Infrastructure Problems

Improvements suggested herein may require further study to determine if the proposal is appropriate and/or feasible.

Street	From	To	CIP	Problem	Community Comments	Action Step
Shearer Hill	Oblate	Veda Mae		Drainage	Drainage problem.	9.1.5
Stockton	Republic	McCullough		Sidewalk	Sidewalk requested.	10.6.2
Sunset	at	At US 281 service road	yes	Traffic control needed	Possible AM peak-hour warrants for traffic signal for 281 service road at Sunset.	10.3.2
Veda Mae	South Sea	Grotto		Infrastructure	No curb/gutter. No sidewalk. Residential flooding problem. Run off should be routed to adjacent, existing drainage channel.	9.1.5
Veda Mae	South Sea	San Pedro		Cut through traffic	Opportunity to mitigate with creation of cul-de-sac at South Sea end of street.	10.2.1

FIGURE 1: Proposed Intersection Improvement

Burwood-Meliff-El Mio



Alternative A: Extending Burwood through to El Mio



Alternative B: Realigning El Mio to meet Burwood, vacate existing El Mio alignment

North Central Neighborhoods Community Plan
Community Facilities & Quality of Life





Community Facilities and Quality of Life

The Community Facilities and Quality of Life chapter presents goals and objectives for improving the usage of green space, increasing public safety, and improving community appearance, neighborhood wellness and learning facilities.

A goal of the plan is to enhance and maintain community facilities and recreational programs. Strategies include acquiring and developing land for potential landscaped green space linking all six neighborhoods to create an “emerald necklace.” Establishing a hike/bike trail along Olmos Creek, and pursuing additional improvements to Olmos Basin Park such as lighting, access from neighborhoods, and increased park patrols.

To augment public safety and improve community appearance, the North Central Neighborhoods will educate the community regarding code requirements and promote and enforce compliance through the creation of a “Code Compliance on Patrol.” Other strategies include increasing Cellular on Patrol participation and advocating for the creation of a police substation or storefront for the area. Furthermore, the neighborhood will request additional neighborhood sweeps, work with police to eliminate graffiti hot spots, and encourage landscaping along neighborhood streets, commercial corridors, drainage easements, and medians.

To improve educational opportunities, the community recommends the expansion of the Kenwood Community Center and will investigate locations for new community centers or the joint use of existing facilities and neighborhood schools. Youth and senior program development will entail disseminating information about existing recreational programs, and linking youth with seniors and disabled residents, as mentors and role models. Likewise, the community desires to strengthen the relationships between community groups and areas schools and libraries. The community will work with existing programs to increase awareness, accessibility and availability of health/wellness opportunities. Finally, to strengthen the community as a whole, the plan coordinating committee will host quarterly community meetings where all six neighborhoods participate to discuss issues and monitor progress of the plan.





Playground area at the
Kenwood Community Center

GOAL 12: Parks & Recreational Facilities and Programs

Enhance and maintain community facilities and recreational programs to meet the needs of the present and future residents of the North Central Neighborhoods planning area.

Objective 12.1: Acquire and develop land for potential landscaped green space linking all six neighborhoods (Edison, Northmoor, Olmos Park Terrace, Shearer Hills/Ridgeview, Kenwood, and North Shearer Hills) together to create an emerald necklace.

12.1.1 Timeline: Immediate

Lead: North Central Neighborhood Associations

Partnerships: COSA Parks and Recreation Department, Public Works, and SAWS

Potential Funding Sources: Minimal

Major Action Steps:

12.1.1 Conduct a survey to identify potential sites and needs in the planning area for more pocket parks. Consider vacant parcels and drainage ways as potential locations.

12.1.2 Investigate possibility of acquiring and maintaining vacant property in North Shearer Hills at Ave Maria and Oak Bend or Oak Plaza for use as a minimally developed landscaped area with trails and benches.

- Contact property owner of land to initiate dialogue about possible purchase and development into pocket park.
- Work with COSA Parks and Recreation Department to develop land into a minimally developed green space. North Central Neighborhoods should be directly involved in the planning and designing phases of this project.

12.1.2 Timeline: Short (1 - 2 years)

Lead: North Shearer Hills Neighborhood Associations

Partners: Property owner(s) of proposed parkland, COSA Parks and Recreation, other Nas

Potential Funding Sources: Park Bond, COSA Neighborhood Improvement Challenge Program

Below: Examples of drainage rights of way that could be converted into linear parks



12.1.3 Create a linear park along the drainage right-of-way that is located along and through the blocks bounded by Fresno, North Audubon, Alametos Street, Carney Avenue, and South Audubon. This naturally maintained boulevard should include walking trails and passive green space that allow greater connectivity throughout the community while enhancing the aesthetic charm of the area.

- Begin the process of creating a linear park by investigating property ownership. COSA Parks and Recreation Department believes the area to be owned by the City and controlled by COSA Public Works.
- Coordinate the development of any detailed plans with the COSA Public Works Department Drainage Division. The Drainage Division will review the plans to ensure any landscaping, regrading or other amenities proposed honor existing paths of flow and do not impede the function of the underground drainage system.
- Coordinate with area schools, particularly Edison High School, and other area youth and community initiative teams to development a maintenance and clean-up crew to maintain the linear park.
- Identify local residents who have expertise or training in landscaping who might donate their time in the development of this project.

12.1.3 Timeline: Short (1 - 2 years)

Lead: Edison Neighborhood Association

Partnerships: SAISD, COSA Parks and Recreation Department, COSA Public Works, Bexar County Master Gardeners, North Central NAs, and local landscape architects

Potential Funding Sources: Private donations from local businesses, COSA Neighborhood Improvement Challenge Program

North Central Neighborhoods Community Plan

Community Facilities & Quality of Life

12.1.4 Timeline: Short (1 - 2 years)

Lead: Shearer Hills/Ridgeview Neighborhood Association

Partnerships: VIA Metropolitan Transit, District 1 & 9 City Council District Office, COSA Public Works, MPO, NEISD, SAISD, Department Traffic Engineering Section, Bicycling Clubs, TxDOT, COSA Parks and Recreation Department, and other Neighborhood Associations

Potential Funding Sources: TxDOT TEA-21 Funds, COSA, MPO

12.1.4 Develop hike and bike trails on local streets and collectors that parallel major arterials through the neighborhood. The North Central Neighborhoods request greater pedestrian/cyclist accessibility to local parks and community centers within the planning area.

- Increase access to existing parks through trails along major streets, especially along Jackson Keller to Olmos Park.

12.1.5 Timeline: Immediate

Lead: North Central Neighborhood Associations

Partnerships: COSA Parks and Recreation Department, SAISD, NEISD, and corporate sponsors/donors

Potential Funding Sources: SAISD, NEISD, COSA Parks and Recreation, Department, NAs, COSA Neighborhood Improvement Challenge Program, San Antonio Police Department

12.1.5 Develop and enhance playgrounds/outdoor sports facilities at existing parks and recreational facilities.

- Do an existing inventory of playgrounds and sports facilities to see what needs of the community are not being met.

12.1.6 Timeline: Mid (3 - 5 years)

Lead: North Central Neighborhood Associations

Partnerships: COSA Parks and Recreation Department

Potential Funding Sources: Minimal

12.1.6 Encourage active participation on the part of local neighborhoods in the development of the 2004 City of San Antonio Parks and Recreation System Master Plan, particularly with issues regarding the development of Olmos Park.



12.1.7 Promote active participation by residents of the North Central Community in the planning, designing, and implementation phases of park development.

- Encourage neighborhood associations to publish upcoming events and news in individual neighborhood association newsletters to keep residents informed and up-to-date regarding park development.
- Establish direct communication between the City, City Council person, and residents to advocate for more neighborhood parks and park improvements within the planning area.

12.1.7 Timeline: Immediate and Ongoing

Lead: North Central Neighborhood Associations

Partnerships: COSA Parks and Recreation Department

Potential Funding Sources: Minimal



12.2.1 Timeline: Long (3 - 6 + years)

Lead: North Central Neighborhood Associations

Partnerships: COSA Parks and Recreation Department, COSA Public Works, TxDOT, and local businesses

Potential Funding Sources: COSA Parks and Recreation Department, TxDOT TEA21 Funds, and COSA

Above: Example of hike and bike trail system

Below: Olmos Creek in Olmos Basin Park



12.2.2 Timeline: Ongoing

Lead: Shearer Hills/Ridgeview, North Shearer Hills, and Olmos Park Terrace Neighborhood Associations

Partnerships: COSA Parks and Recreation Department, Optimist Club, and other Neighborhood Associations

Potential Funding Sources: COSA Parks and Recreation

Objective 12.2: Develop and maintain new and existing resources so that Olmos Basin Park, west of Hwy 281, serves as a major amenity, not only to local area residents, but also to the citizens of the greater San Antonio area.

Major Action Steps:

12.2.1 Expand Olmos Basin Park to develop a hike and bike trail system along Olmos Creek directly connecting the park to the North Central Community and eventually allowing greater connectivity to citywide parks and amenities.

- Identify vacant parcels that could be acquired along Olmos Creek to develop hike and bike trails, possibly parcels near Reoleta Street and the entertainment corridor.

12.2.2 Carryout and pursue additional improvements to the facilities and programming offered at Olmos Park.

- See that the various development phases of the Olmos Park Master Plan are implemented as designed (i.e. benches and additional lighting in designated areas of the park).
- Work closely with agencies and other organizations leasing or owning property in the Olmos Basin Park area to ensure proper property maintenance and development occurs.
- Should recreational leases of park property not be renewed, consider alternate future uses including but not limited to a lighthouse for learning or a playground for children.



Above: San Pedro Driving Range

Below: Examples of greenway trails



12.2.3 Work to create a safer and more pleasant environment at the park during operational hours.

- Install more adequate lighting in park for evening and early morning use, possibly with the addition of emergency telephones. Lighting similar to that on the Wurzbach Parkway would be ideal.
- Addition of adequate trashcans and litter enforcement throughout park to alleviate the accumulation of trash.
- Investigate the possibility of designating an area of the park where dogs can be allowed off leash.
- Work with Park Rangers/Police to ensure adequate safety measures are in place for all patrons.

12.2.3 Timeline: Short (1 - 2 years)

Lead: North Shearer Hills, Shearer Hills/Ridgeview, and Olmos Park Terrace Neighborhood Associations

Partnerships: COSA Parks and Recreation Department, Park Rangers, San Antonio Police Department, Open Space Committee, and other Neighborhood Associations

Potential Funding Sources: COSA Parks and Recreation

GOAL 13: Community Safety & Appearance

Establish a clean, safe, and aesthetically pleasing living environment for the residents of the North Central Community.

Objective 13.1: Educate, promote, and enforce code compliance regulations to improve the overall safety and appearance of community structures and properties in the North Central planning area.



13.1.1 Timeline: Immediate and Ongoing

Lead: North Central residents and Neighborhood Associations

Partnerships: COSA Code Compliance Department

Potential Funding Sources: None 13required



13.1.2 Timeline: Short (1 - 2 years)

Lead: North Central residents and Neighborhood Associations

Partnerships: COSA Code Compliance Department

Potential Funding Sources: Minimal



Major Action Steps:

13.1.1 Encourage active participation and use of the various programs available to deter code violations within the community.

- Report violations through the neighborhood associations.
- Use the City's 311 Citizen Call Center for reporting code violations and other safety hazards in the community.

13.1.2 Establish a better working relationship between residents of the North Central Neighborhoods and the Code Compliance Department.

- Invite the members of the Code Compliance Department to attend and present important information to neighborhoods at associations' meetings.
- Encourage the Code Compliance Department to follow-up with a written monthly notice or list sent directly to neighborhood associations of complaints reviewed.

Left: Examples of safe and well maintained environments

North Central Neighborhoods Community Plan

Community Facilities & Quality of Life

13.1.3 Timeline: Short (1 - 2 years)

Lead: North Central Neighborhood Associations

Partnerships: COSA Code Compliance Department, Express News, News Stations, and local businesses

Possible Funding Sources: Minimal

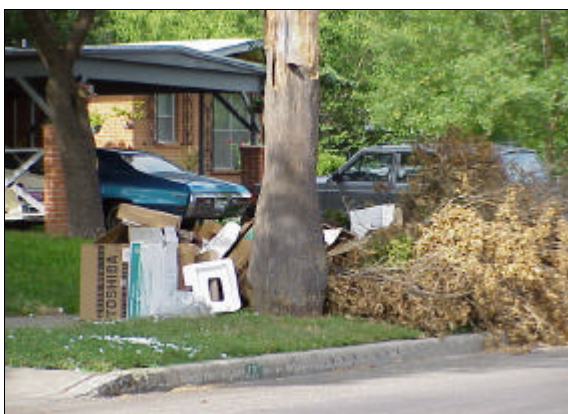


13.1.4 Timeline: Short (1 - 2 Years)

Lead: Code Compliance on Patrol

Partnerships: North Central Neighborhood Associations, and COSA Code Compliance Department

Possible Funding Sources: Community Grant, San Antonio Builders Association, and local business



13.1.5 Timeline: Short (1 - 2 years)

Lead: North Central Neighborhood Associations

Partnerships: SAPD, COSA Code Compliance Department, City Council, and MPO

Proposed Funding Sources: Minimal

13.1.3 Educate and inform the community on various topics regarding code violations and fines.

- Use neighborhood associations' newsletters to inform residents of the various violations and possible fines that are taking place within their own neighborhood.
- Request the training manual from the Code Compliance Department be distributed to all area neighborhood associations.
- Use local publications, news, and media to inform the public on various code compliance issues citywide.

13.1.4 Create a neighborhood Code Compliance on Patrol that would target the reporting of code violations to properties not in compliance and serve as a liaison between residents of the North Central Neighborhoods Community and the Code Compliance Department.

- Neighborhoods should create a list for the Code Compliance Department of those areas not in compliance.

13.1.5 Discuss with City Council Representatives the need for more manpower and funds to ensure that neighborhoods are well maintained.

- Encourage a new City ordinance to be written that allows the SAPD and Code Compliance Department to work together to remedy violations, especially streamlining enforcement procedures.
- Request that Code Compliance canvass neighborhoods for violations while they are in the field investigating a citizen complaint.

Objective 13.2: Create a safe community environment with the cooperation of police and neighborhood involvement.

13.2.1 Timeline: Mid (3 - 5 years)

Lead: North Central Neighborhood Associations

Partnerships: Building Property Owner, San Antonio Police Department, COSA Code Compliance Department, COSA, COSA Parks and Recreation Department, and CPS

Possible Funding Sources: Minimal



13.2.2 Timeline: Immediate and Ongoing

Lead: North Central Nas

Partnerships: San Antonio Police Department

Potential Funding Sources: Minimal

Major Action Steps:

13.2.1 Investigate the possibility of acquiring and developing the former Handy Andy at the intersection of Blanco and Dresden for use as a police substation for the area, and to increasing presence and patrols. *Note: No additional police sub-stations are planned at this time. Each of the six sub-stations will be undergoing renovation and expansion.*

- Bring together building owner(s) and members of the San Antonio Police Department to discuss the possibility of acquiring and developing portion of the building for a police substation serving the North Central Neighborhoods planning area.
- Investigate the possibility of housing SAFFE Officers, Code Compliance Officers, and Park Rangers/Police at this substation.

13.2.2 Establish a method for reporting criminal activity in and around neighborhoods and local businesses in order to promote crime prevention.

- Create neighborhood watch programs in all of the North Central Community neighborhoods. They should create listings of areas of criminal activity in their neighborhood.
- Initiate an ongoing active participation in the SAPD Cellular on Patrol (COP) program, including follow-up contact and training with the SAPD.
- Have representatives from the SAPD attend neighborhood association meetings to inform residents of the various services provided and discuss other citizen-based programs that can be implemented.
- Obtain information on crime prevention and statistics to include in neighborhood association newsletters.

North Central Neighborhoods Community Plan

Community Facilities & Quality of Life

13.2.3 Timeline: Short (1 - 2 years)

Lead: North Central Neighborhood Associations

Partnerships: COSA, Beacon Hill NA, Animal Defense League, SNAP Program, Humane Society, and local veterinarians

Possible Funding Sources: Minimal



Graffiti ridden wall on Blanco Road

13.2.1 Timeline: Immediate and Ongoing

Lead: North Central Neighborhood Associations

Partnerships: SAPD, COSA Code Compliance Department, Home improvement stores, and local nurseries

Possible Funding Sources: Minimal

13.3.2 Timeline: Immediate and Ongoing

Lead : North Central Neighborhood Associations

Partnerships: SAISD, SAPD, local churches, local businesses, and Volunteers in Policing (VIP), and Juveniles on Probation

Possible Funding Sources: local businesses, home improvement centers, SAISD, Paint Bank, and residents

13.2.3 Work to control the stray animal population in the North Central Neighborhoods Community.

- Encourage pet owners to place identification collars on animals and clean up after their pets.
- Report problems to the City's 311 Citizen Call Center.
- Publicize mobile spaying/neutering service that could serve the community (SNAP Program).
- Contact the Beacon Hill Area Neighborhood Association Animal Care Committee for possible programs that could be implemented in the North Central Neighborhoods.
- Contact local veterinarians, shelters, and animal care facilities to inquire about spaying/neutering services offered at a reduced price.

Objective 13.3: Create and enhance the neighborhood character throughout the North Central Community.

Major Action Steps:

13.3.1 Increase frequency of neighborhood clean-ups, graffiti abatement, and code violation reporting.

- Provide incentives, like a beautification award, for property owners to maintain and beautify their properties.

13.3.2 Work to eliminate graffiti on local businesses, drainage ditches, and private property throughout the community in a timely manner.

- Conduct a community inventory of most highly tagged areas.
- Work with area schools and other youth organizations to create a graffiti abatement team that would monitor and maintain heavily tagged areas within the community, including such areas as Edison High School, Oblate, Burwood at Blanco, the San Pedro underpass, and the various drainage ditches within the community.
- Work with the SAPD to establish surveillance cameras that monitor and catch criminals vandalizing property.



13.3.3 Request more frequent Neighborhood Sweeps from the Neighborhood Action Department targeting those areas most in need.

13.3.3 Timeline: Immediate and Ongoing

Lead: North Central Neighborhood Associations

Partnerships: Churches, SAISD, NEISD, and COSA Neighborhood Action Department

Possible Funding Sources: Minimal



13.3.4 Encourage landscaping and maintenance along neighborhood streets, commercial corridors, drainage easements, and medians, avoiding the creation of visual obstructions.

- Identify locations in need of beautification or maintenance.

13.3.4 Timeline: Mid to Long (3 – 6 + years)

Lead: North Central Neighborhood Associations

Partnerships: COSA Public Works, SAISD, NEISD, City Public Service, San Antonio Water System, Bexar County Master Gardeners, and local businesses

Possible Funding Sources: Neighborhood Improvement Challenge Program and local businesses for the community.

Above: Areas sorely needing clean-up and beautification

Below: Examples of xeriscape landscaping and beautification





14.1.1 Timeline: Mid to Long (3 – 6 + years)

Lead: North Central Neighborhood Associations

Partnerships: Building Property Owners, San Antonio Police Department, CPS, SAISD, NEISD, San Antonio Housing Trust Association, FEAST, San Antonio Department of Community Initiatives, and the Oblate Seminary.

Possible Funding Sources: Minimal



Above: Kenwood Community Center



Below: FEAST (Family Educators Alliance of South Texas)

GOAL 14: Community Building and Educational Enhancement

Promote and improve community and learning facilities for residents and future generations as a means of creating a stronger community.

Objective 14.1: Acquire property or possibly construct community centers to support multiple community-oriented programs and activities for the residents of the North Central Neighborhoods.

Major Action Steps:

14.1.1 Explore existing and future resources available from the City of San Antonio and other organizations that will help develop and sustain a community center.

- Investigate the possibility of acquiring and developing portions of the former Handy Andy at the intersection of Blanco and Dresden, the new CPS facility on San Pedro, or the abandoned Fox Theater at Blanco and Rector. These buildings could be used for a police substation, as well as a community facility for neighborhood meetings, youth programs, recreational activities, libraries, adult day care and nutritional services. *Note: See note on page 82 pertaining to sub-stations.*
- Contact and obtain permission to use FEAST facilities; neighborhood schools (St. John Catholic Church, Neal and Ridgeview Elementary Schools, Edison and Lee High Schools); the Colonel Victor J. Ferrari Regional Literacy & Leadership Center; the rehabilitated historic McIlvaine Residence; and the Oblate Seminary for use as activity centers for the community.
- Advocate to make the Kenwood Community Center a multi-purpose center by expanding the range of services available, such as an indoor gymnasium or a learning center.

14.1.2 Timeline: Short (1 - 2 years)

Lead: North Central Neighborhood Associations

Proposed Partnerships: COSA Parks and Recreation Department, COSA Department of Community Initiatives, NEISD, SAISD, and local churches

Possible Funding Sources: Minimal



14.1.2 Within the North Central Neighborhoods planning area develop recreational programs and activities, primarily for youths, but for all residents of the North Central planning area.

- Create a committee to survey and gather information on recreational and community programs for a range of people, including youths, seniors, and disabled.
- Collect and disseminate information about recreational and community programs in the planning area.
- Investigate the possibility of establishing partnerships with local recreational facilities and community activities. Emphasis should be placed on involving schools and the youth of the community. Linking youth with seniors and disabled residents, possible as mentors and role models, is highly encouraged.

14.1.3 Timeline: Mid (3 - 5 years)

Lead: North Central Neighborhood Associations

Partnerships: COSA Parks and Recreation Department, NEISD, Department of Community Initiatives

Possible Funding Sources: Minimal

14.1.3 Research possible locations for a local public swimming pool and tennis courts for community use. Possible locations might include the Kenwood Center and the North East Alternative Center.

14.1.4 Timeline: Mid (3 - 5 years)

Lead: North Central Neighborhood Associations

Partnerships: COSA Parks and Recreation Department and area youth groups

Possible Funding Sources: COSA Parks and Recreation Department, Neighborhood Improvement Challenge Program

14.1.4 Investigate building and staffing a skateboard park in Olmos Basin Park, similar to the facility at Ladybird Johnson Park on Nacogdoches.



The historic McIlvaine Residence, across from Edison High School on Blanco Road is being restored and expanded by the San Antonio Housing Trust as an administration building and a neighborhood center.

Rendering courtesy San Antonio Housing Trust.



14.2.1 Timeline: Immediate and Ongoing

Lead: North Central Neighborhood Associations

Partnerships: COSA

Proposed Funding: Neighborhood Improvement Challenge Program



Community Plan meeting at the San Antonio Metropolitan Ministries center on Blanco Road

14.2.2 Timeline: Immediate

Lead: Neighborhood Association Presidents and Liaisons

Partnerships: North Central NAs and COSA

Proposed Funding Sources: North Central Neighborhood Associations and local businesses

Objective 14.2: Improve and strengthen the community relationships in the North Central Neighborhoods Community to ensure a prosperous future of teamwork for present and future generations.

Major Action Steps:

14.2.1 Develop strong neighborhood associations that work in collaboration with all North Central Neighborhood Associations.

- Aid the Kenwood Neighborhood Association in the application process to become a City recognized and registered neighborhood association.
- Encourage residents to join and actively participate in area neighborhood association.
- Develop neighborhood association newsletters in all North Central Neighborhoods that can keep residents informed with up-to-date information of area meetings and events.
- Elect a neighborhood liaison that can meet with other neighborhood liaisons within the community to keep the community apprised of all upcoming events and meetings on a monthly basis.

14.2.2 Encourage quarterly community meetings, where all six neighborhoods (Edison, Northmoor, Olmos Park Terrace, Shearer Hills/Ridgeview, Kenwood, and North Shearer Hills) participate.

- Have neighborhood association president and neighborhood liaison work closely with other presidents and liaisons to organize and develop quarterly community meetings.
- Develop a lecture series where city agencies, development services, and other educational institutions can present and educate residents on special topics of interest to the community.



Objective 14.3: Improve the health and wellness of area residents, especially for elderly persons, as a means of creating a healthier community.

Major Action Steps:

14.3.1 Continue to monitor and support the quality of education at community schools.

- Request SAISD and NEISD staff to provide periodic updates on test scores and school rankings.

14.3.2 Improve the relationships between school districts and neighborhoods.

- Establish and coordinate events that are jointly sponsored, such as a local graffiti abatement team or linear park maintenance team.

14.3.3 Propose new lighting at Edison High School for after-hour use by residents of the North Central Neighborhoods.

14.3.4 Increase physical and “virtual” sharing of resources offered by schools and the COSA Public Library system.

- Create electronic/network linkages of library resources and information between the public library and schools in the North Central planning area.
- Have electronic resources available at proposed community center.

14.3.1 Timeline: Immediate and ongoing

Lead: North Central Neighborhood Associations

Partnerships: SAISD and NEISD

Possible Funding Sources: Minimal

14.3.2 Timeline: Short (1 - 2 years)

Lead: North Central Neighborhood Associations

Partnerships: SAISD and NEISD

Potential Funding Sources: Minimal

14.3.3 Timeline: Immediate

Lead: Edison Neighborhood Association

Partnerships: SAISD, Edison High School PTA

Potential Funding Sources: SAISD

14.3.4 Timeline: Mid (3 - 5 years)

Lead: North Central Neighborhood Associations

Partnerships: San Antonio Library, SAISD, and NEISD

Potential Funding Sources: San Antonio Library, NEISD, and SAISD



14.3.5 Develop and expand Lee High School for public library use, similar to the public library at Reagan High School.

14.3.5 Timeline: Mid (3 - 5 years)

Lead: North Central Neighborhood Associations

Partnerships: San Antonio Library, Lee High School PTA, NEISD

Possible Funding Sources: School District Bonds/Funds, COSA General Fund, San Antonio Library

14.3.6 Explore the future possibilities of increasing circulation and patronage of the COSA Book Mobile Service.

- Publish times and locations of service in neighborhood newsletters.
- Investigate new areas that the Book Mobile should designate as future stops within the community, possibly near San Pedro and Oblate and in the Kenwood area.

14.3.6 Timeline: Short (1-2 years)

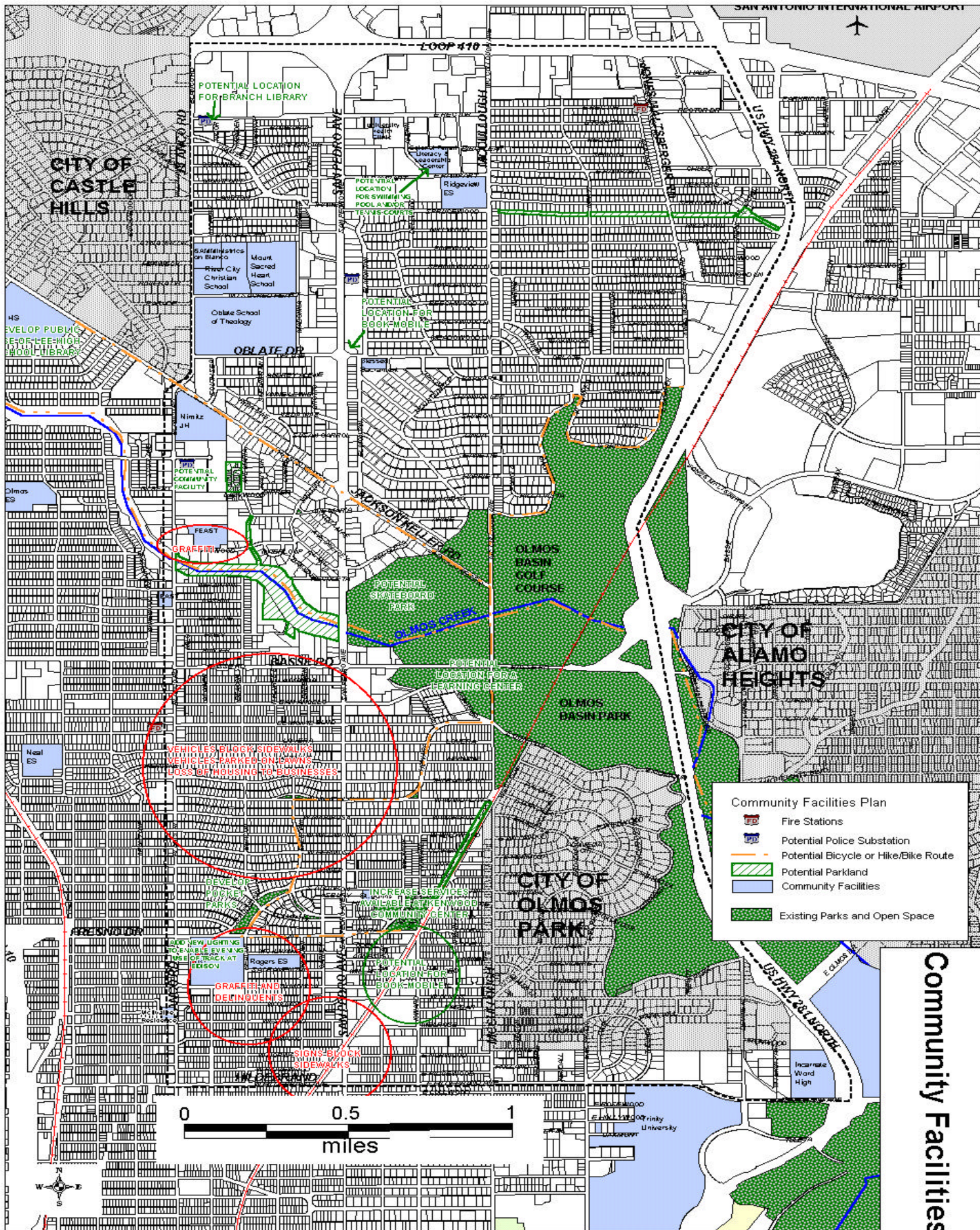
Lead: North Central Neighborhood Associations

Partnerships: San Antonio Library

Possible Funding Sources: COSA General Fund, and area businesses



Note: The North Central Neighborhoods Community has access to two recently remodeled branch libraries within a three-mile service radius: 1) Landa, 233 Bushnell Avenue, 9,700 sq. ft. renovated in 1998; 2) Westfall, 6111 Rosedale Ct., 12,300 sq. ft., expanded and renovated in 1996. Both branches offer full services including access to Internet and word-processing, children's materials and programs, services for young adults, materials and services in Spanish, and audio, video and CD collections. The Library Department has no current plans for expansion in the area at this time.



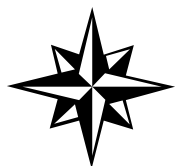
Community Facilities



Plan Implementation

This chapter emphasizes Plan Implementation. The North Central Neighborhoods implementation committee will take the lead and work with the partners identified in the plan to accomplish the goals and objectives through the major action steps identified in the plan.

Additionally, the City of San Antonio Planning Department will coordinate with the implementation committee to prepare the Annual Improvement Project Report (AIPR). Both capital and operating needs identified in the planning effort will be reviewed for inclusion in the Annual Improvement Project Report for presentation to both the Planning Commission and the City Council for consideration prior to the annual Five Year Forecast and the City Council Goals and Objectives Work Session. As projects are addressed through either the operating budget, capital budget or with private dollars, they will be removed from the rolling report. Projects not addressed will continue to be provided to City Council as potential improvements for future budgets. Although there is no direct financial commitment from the City of San Antonio, citizens will have an opportunity to communicate their action strategies in this annual report.



GOAL 15: Work to implement the goals and objectives of the plan.

Objective 15.1 Organize, educate and encourage the North Central Neighborhoods to support and act on the action strategies of the plan.

Major Action Steps:

15.1.1 Organize a committee to coordinate implementation of the Major Action Steps in the plan.

15.1.2 Coordinate with the City of San Antonio Planning Department to review and present the Annual Improvement Project Report.

15.1.1-2 Timeline: Short (1-2 years)

Lead: North Central Neighborhood Associations

Partnerships: COSA Planning Department

Possible Funding Sources: none required



North Central Community Meeting
at Kenwood Community Center



Plan Evaluation

This chapter focuses on the community indicators that determine the progress of the North Central Neighborhoods Community Plan. The North Central Neighborhoods established quantitative and qualitative benchmarks to measure and evaluate the impact of local actions, which in turn may enact both short-term and long-term change for the betterment of the social, economic, and environmental health of the community.

Indicators can raise awareness of community issues, identify trends, and can help individuals make informed decisions. An indicator analysis can publicize good works or identify work to be accomplished. For example, the neighborhood could monitor the progress of the plan by publishing a progress report on plan implementation measured through indicators.



North Central Neighborhoods Community Plan Plan Implementation

INDICATOR 1:

Noise levels resulting from airport traffic

Category: Community Image/Pride, Noise Levels

Baseline: 1998 Airport noise contour map; 1999-2001 FAR Part 150 update

Desired Outcome: No increase in noise contours over the North Central Community; implement close-in departure profiles and maintain current percentages of runway traffic over neighborhood; generate current contour map from active sampling

Data Source: COSA Airport Noise Abatement Committee

Frequency of Review: Annually

INDICATOR 2:

Percent of variance applications located in the North Central Neighborhoods Community denied by the Board of Adjustment

Category: Property Rehabilitation/Maintenance, Land Use Compatibility, Community Image/Pride, Safety/Appearance

Baseline: Percentage in 2001

Desired Outcome: 100%

Data Source: Development Services Department, Building Inspections Division, Board of Adjustment

Frequency of Review: Annually

INDICATOR 3:

Number of residences that are abandoned and/or boarded and/or at risk of condemnation

Category: Property Rehabilitation/Maintenance, Land Use Compatibility, Community Image/Pride, Safety & Appearance

Baseline: Number determined by walking /photographic survey in 2002

Desired Outcome: Reduce

Data Source: Walking/photographic survey of community by Neighborhoods Code Compliance on Patrol Committees/ Lead Persons

Frequency of Review: Annually

INDICATOR 4:

Formally initiate process with U.S. Army Corps of Engineers or other appropriate agency for environmental restoration of Olmos Creek

Category: Community Image/Pride, Olmos Creek Greenway, Parks and Recreation Facilities

Baseline: No letter of request submitted in 2001

Desired Outcome: Submit letter of request to initiate study process for environmental restoration of creek greenway

Data Source: North Central Neighborhoods Community; U.S. Army Corps of Engineers, Fort Worth District, San Antonio River Authority; COSA Planning Dept.

Frequency of Review: Annually

INDICATOR 5:

Acreage of Olmos Creek Greenway between Olmos Dam and Robert E. Lee High School for which environmental restoration and walking trails have been completed

Category: Land Use Compatibility, Community Image/Pride, Olmos Creek Greenway, Transportation and Infrastructure, Parks and Recreation Facilities

Baseline: None in 2001

Desired Outcome: Increase acreage with goal of 10% project completion

Data Source: North Central Neighborhoods Community; U.S. Army Corps of Engineers, Fort Worth District; San Antonio River Authority; COSA Planning Dept.; COSA Parks and Recreation Dept., COSA Public Works Dept.

Frequency of Review: Annually

INDICATOR 6:

Number of billboards in North Central Neighborhoods Community

Category: Land Use Compatibility, Community Image/Pride

Baseline: Number of billboards in 2001

Desired Outcome: Reduce

Data Source: Community Visual Survey

Frequency of Review: Every 5 years

INDICATOR 7:

Design competition

Category: Economic Development, Community Image/Pride

Baseline: No design competitions in 2001

Desired Outcome: Complete the organization and hosting of a design competition for San Pedro Avenue or Blanco Road streetscapes

Data Source: North Central Neighborhoods Community, COSA Planning Department, American Institute of Architects

Frequency of Review: Every 2 years

INDICATOR 8:

Dollar amount spent rebuilding transportation and drainage infrastructure recommended in the Community Plan

Category: Transportation and Infrastructure

Baseline: Capital projects programmed for implementation in 2001 (\$17,810,578 not including Loop 410 reconstruction)

Desired Outcome: Increase spending by 25% per year; decrease time for initiation and implementation of programmed projects

Data Source: COSA Public Works, COSA Capital Improvement Program, MPO, TxDOT

Frequency of Review: Annually



North Central Neighborhoods
Community Meeting



North Central Neighborhoods Community Plan Plan Implementation

INDICATOR 9:

Quantity and quality of sidewalks

Category: Transportation and Infrastructure

Baseline: Existing sidewalk network in the North Central Neighborhoods as of 2001

Desired Outcome: Increase linear footage of sidewalks added or repaired

Data Source: COSA Capital Improvement Program, COSA Public Works, MPO, and TxDOT

Frequency of Review: Annually

INDICATOR 10:

Improvement of traffic control

Category: Transportation and Infrastructure

Baseline: Number of intersections identified as needing improved traffic control (i.e. stop signs, stop lights, turn arrows, turn lanes, etc.) - 17 identified in 2001

Desired Outcome: Reduce number of intersections needing traffic control

Data Source: Visual inspection by North Central Neighborhood Community

Frequency of Review: Annually

INDICATOR 11:

Parks and open space administered by the City of San Antonio

Category: Parks and Recreation Facilities

Baseline: Current acreage of COSA administered parks and open space in the North Central Neighborhoods (708.8 acres including Kenwood, Olmos Basin Park and Golf Course)

Desired Outcome: Increase

Data Source: COSA Parks and Recreation Department

Frequency of Review: Annually

INDICATOR 12:

Public involvement in decision- making about parks planning

Category: Parks and Recreation Facilities

Baseline: Number of meetings between North Central Neighborhoods and COSA Parks and Recreation Department (have been limited prior to community planning process)

Desired Outcome: Increase involvement/decision-making through meetings

Data Source: North Central Neighborhood Community, COSA Parks and Recreation Department

Frequency of Review: Annually

INDICATOR 13:

Cellular on patrol

Category: Safety and Appearance

Baseline: Number of North Central Community citizens participating in Cellular on Patrol in 2001

Desired Outcome: Increase participation in crime prevention programs

Data Source: San Antonio Police Department

Frequency of Review: Annually

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Construction of Olmos Dam
Courtesy: Daughters of the Republic of Texas Library
at the Alamo

